

ORDINANCE NO. 1438

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, PROVIDING FOR THE ACQUISITION OF CERTAIN PROPERTY AND/OR CERTAIN EASEMENTS OVER, ALONG, UNDER AND ACROSS CERTAIN PROPERTY FOR THE PURPOSE OF CONSTRUCTING AND INSTALLING STREET AND UTILITY IMPROVEMENTS ALONG A PORTION OF AVONDALE ROAD N.E., TOGETHER WITH ALL NECESSARY APPURTENANCES AND RELATED WORK NECESSARY TO MAKE A COMPLETE IMPROVEMENT IN ACCORDANCE WITH APPLICABLE CITY STANDARDS; 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 URBAN ARTERIAL BOARD FUNDS, GENERAL OBLIGATION BOND FUNDS AND OTHER GENERAL FUNDS OF THE CITY AND DIRECTING THE CITY ATTORNEY TO PROSECUTE THE APPROPRIATE ACTION AND PROCEEDINGS IN THE MANNER PROVIDED BY LAW FOR SAID CONDEMNATIONS.

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 improvements and underground utilities be constructed and maintained within the City of Redmond and in an area outside of and adjacent to the City of Redmond and that certain property and/or 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, hereby declares that the property and/or easements hereinafter set forth are necessary for public use.

Section 3. The property and/or easements in unincorporated King County adjacent to the City of Redmond, and within the the City of Redmond, King County, Washington, which have been designated on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full, including condemnation of parcels numbered 2, 3, 5, 8, 9, 11, 12, 13, 15, 16, 17, 18, 20 and 21 for right-of-way take and the

condemnation of parcels numbered 2, 3, 5, 9, 11, 12, 13, 15, 16, 17, 18, 20 and 21 for permanent roadway and utilities easements, shall be appropriated, taken and damaged for the purposes of improving a portion of Avondale Road N.E. 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, 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 the 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 and/or easements 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 State of Washington Urban Arterial Board Funds, General Obligation Bond Funds and other general funds available to the City.

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 passage and publication of this ordinance or a summary thereof consisting of the title.

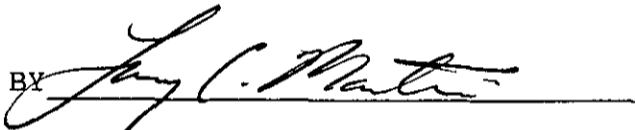
APPROVED:


MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: 7-21-88
PASSED BY THE CITY COUNCIL: 7-26-88
PUBLISHED: 7-31-88
EFFECTIVE DATE: 8-5-88
ORDINANCE NO. 1438

EXHIBIT "A"
FEE SIMPLE INTERESTS
TO BE ACQUIRED

Parcel No. 2

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 10.00 feet lying adjacent to and parallel with the easterly right-of-way (30.00 feet from centerline) of Avondale Road of the following described property.

That portion of Government Lot 3, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the northeast corner of said Government Lot 3;
thence north 86°50'42" west along the north line thereof 534.91 feet;
thence south 38°04'06" east 126.04 feet to the true point of beginning;
thence south 51°55'54" west 130.08 feet;
thence north 61°28'31" west 59.58 feet;
thence north 78°14'53" west to the easterly right-of-way margin of Avondale Road;
thence northeasterly along said right-of-way margin to the north line of said Government Lot 3;
thence south 86°50'42" east to a point from which the true point of beginning bears south 51°55'54" west;
thence south 51°55'54" west 143.86 feet to the true point of beginning;

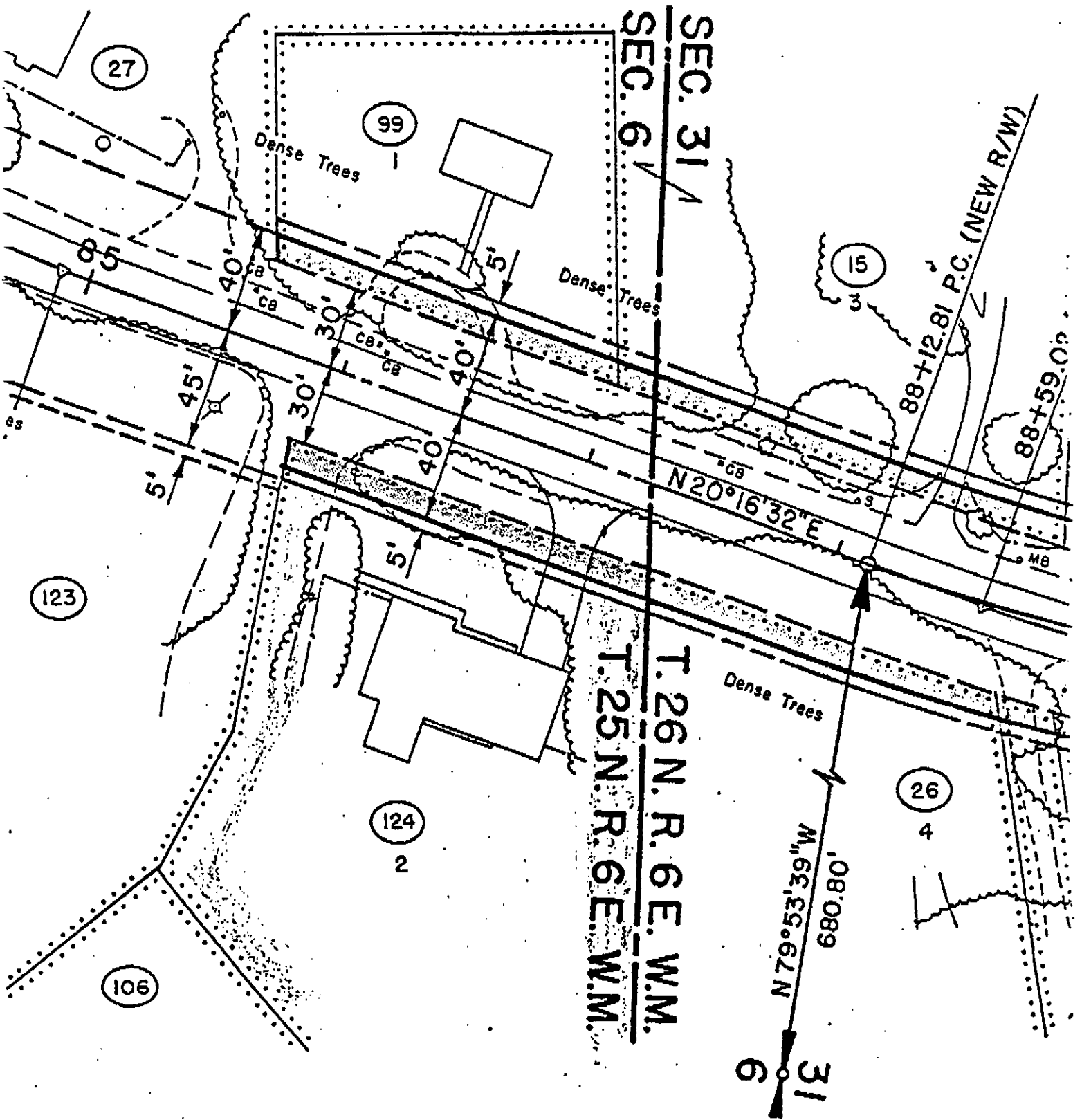
EXCEPT portion deeded to Henry E. Wermke and Kathe Wermke, his wife, under King County Recording Number 7802270733, described as follows:

That portion of Government Lot 3, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the northeast corner of said Government Lot 3;
thence north 86°50'42" west along the north line thereof, 343.65 feet to the true point of beginning;
thence continue north 86°50'42" west 115.82 feet;
thence south 10°11'07" east 12.64 feet to an existing fence line;
thence south 89°12'45" east along said fence line 59.63 feet;
thence south 88°36'12" east along said fence line 43.64 feet;
thence north 51°55'54" east 12.90 feet to the true point of beginning.

Containing an area of 1,457 square feet.

1/4 SEC. 6



PARCEL No. 3

Right-of-Way Take
Legal Description

That portion as described below of the following described property:

PARCEL A:

That portion of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the southwest corner of said subdivision;
thence south $86^{\circ}50'42''$ east along the south line of said subdivision, 1563.58 feet to the true point of beginning;
thence north $1^{\circ}09'44''$ east 156.00 feet;
thence south $86^{\circ}50'42''$ east 372 feet, more or less, to the westerly margin of Bear Creek Road;
thence southwesterly along said road margin 163 feet, more or less, to a point that bears south $86^{\circ}50'42''$ east from the true point of beginning;
thence north $86^{\circ}50'42''$ west to the true point of beginning.

PARCEL B:

That portion of the northwest quarter of Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the north quarter corner of said Section 6;
thence north $86^{\circ}50'42''$ west along north line of said Section 6, 732.53 feet, more or less, to the true point of beginning, said point being on the westerly margin of Redmond-Bear Creek (Avondale) County Road No. 1354;
thence continuing north $86^{\circ}50'42''$ west along north line of said section, 319 feet;
thence south $1^{\circ}9'44''$ west 29 feet;
thence easterly to a point on the westerly margin of said Redmond Bear Creek Road which bears south $18^{\circ}15'00''$ west 15 feet from the true point of beginning;
thence north $18^{\circ}15'00''$ east 15 feet, to the true point of beginning.

DESCRIPTION:

All that property lying easterly of a line running parallel to and 40.00 feet westerly of the center of right-of-way of Avondale Road from the south line of said property northerly to Engineer's P.C. Station 88+12.81 of the following described line; and that property lying easterly of a line running parallel to and 40.00 feet westerly of the following described line from Engineer's P.C. Station 88+12.81 northerly to the north line of said property.

Beginning at a point on the center of right-of-way of Avondale Road which bears N $79^{\circ}53'39''$ W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being

Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N 69°43'28" W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of 40°24'00" an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N 20°07'28" W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N 69°52'32" E at a distance of 992.22 feet; thence northerly along said curve through a central angle of 13°54'41" an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N 6°12'47" W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N 83°47'13" E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N 0°42'47" W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S 89°17'13" W at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears S 61°57'25" W at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing an area of 1,828 square feet, or 0.042 acres.

PARCEL No. 3

SEC. 31
SEC. 6

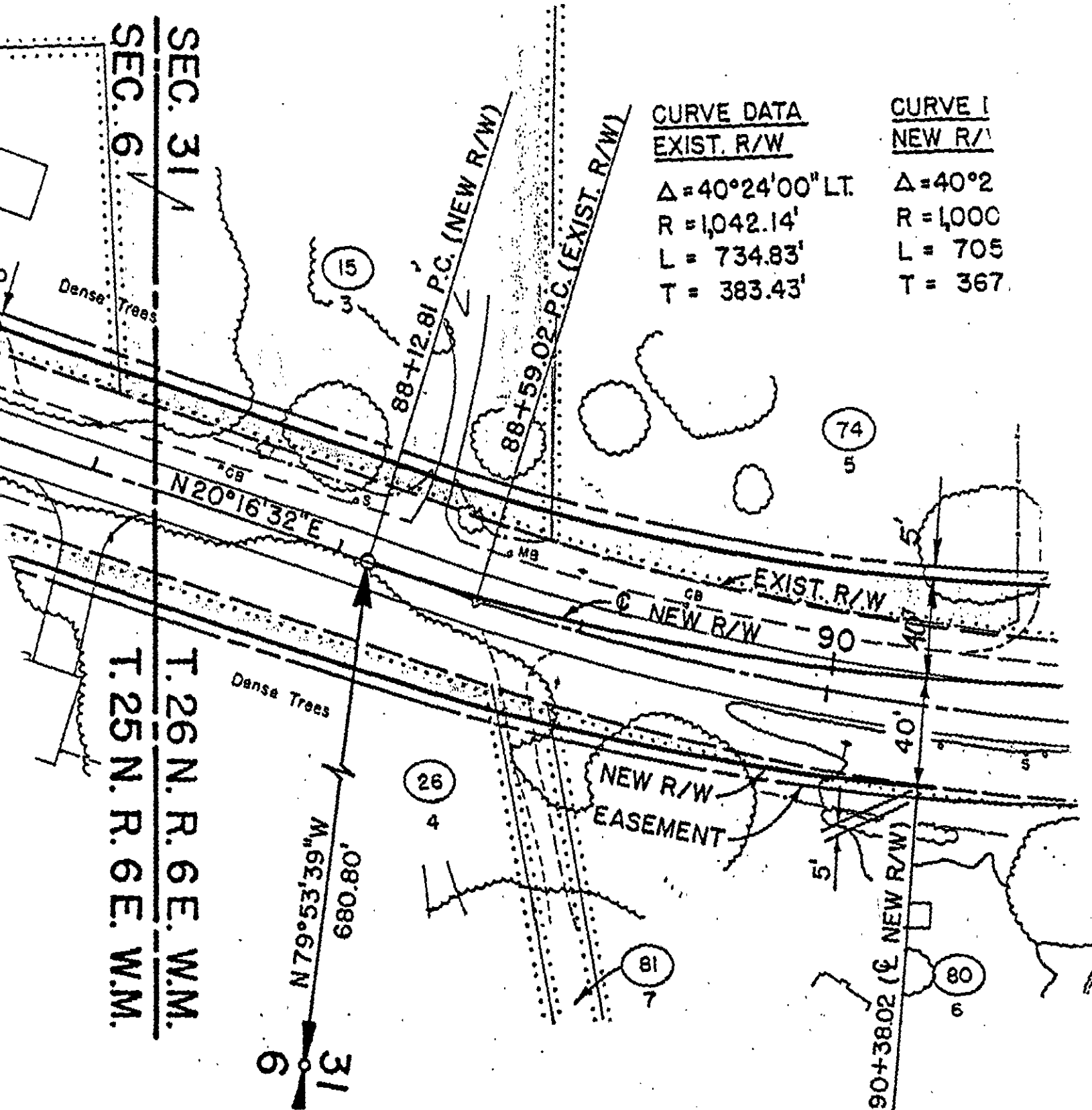
T. 26 N. R. 6 E. W.M.
T. 25 N. R. 6 E. W.M.

CURVE DATA
EXIST. R/W

$\Delta = 40^{\circ}24'00''$ LT.
 $R = 1,042.14'$
 $L = 734.83'$
 $T = 383.43'$

CURVE I
NEW R/W

$\Delta = 40^{\circ}2$
 $R = 1,000$
 $L = 705$
 $T = 367$



PARCEL No. 5

Right-of-Way Take
Legal Description

That portion as described below of the following described property:

That portion of the south 373 feet of the southeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, lying west of the Redmond Bear Creek County Road;
EXCEPT that portion of said southeast quarter of the southwest quarter in King County, Washington, described as follows:

Beginning at the southwest corner of said section;
thence south $86^{\circ}50'42''$ east along the south line of said subdivision, 1563.58 feet to the true point of beginning;
thence north $1^{\circ}09'44''$ east 156 feet;
thence south $86^{\circ}50'42''$ east 372 feet to the westerly margin of Bear Creek Road;
thence southwesterly along said margin 163 feet to a point that bears south $86^{\circ}50'42''$ east from the true point of beginning;
thence north $86^{\circ}50'42''$ west to the true point of beginning;

DESCRIPTION:

All that property lying easterly of a line running parallel to and 40.00 feet westerly of the following described line:

Beginning at a point on the center of right-of-way of Avondale Road which bears N $79^{\circ}53'39''$ W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N $69^{\circ}43'28''$ W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of $40^{\circ}24'00''$ an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N $20^{\circ}07'28''$ W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N $69^{\circ}52'32''$ E at a distance of 992.22 feet; thence northerly along said curve through a central angle of $13^{\circ}54'41''$ an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N $6^{\circ}12'47''$ W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N $83^{\circ}47'13''$ E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of $5^{\circ}30'00''$ an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N $0^{\circ}42'47''$ W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S $89^{\circ}17'13''$ W at a distance of 2000.00 feet;

thence northerly along said curve through a central angle of $5^{\circ}30'00''$ an arc distance of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears $S\ 61^{\circ}57'25''\ W$ at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

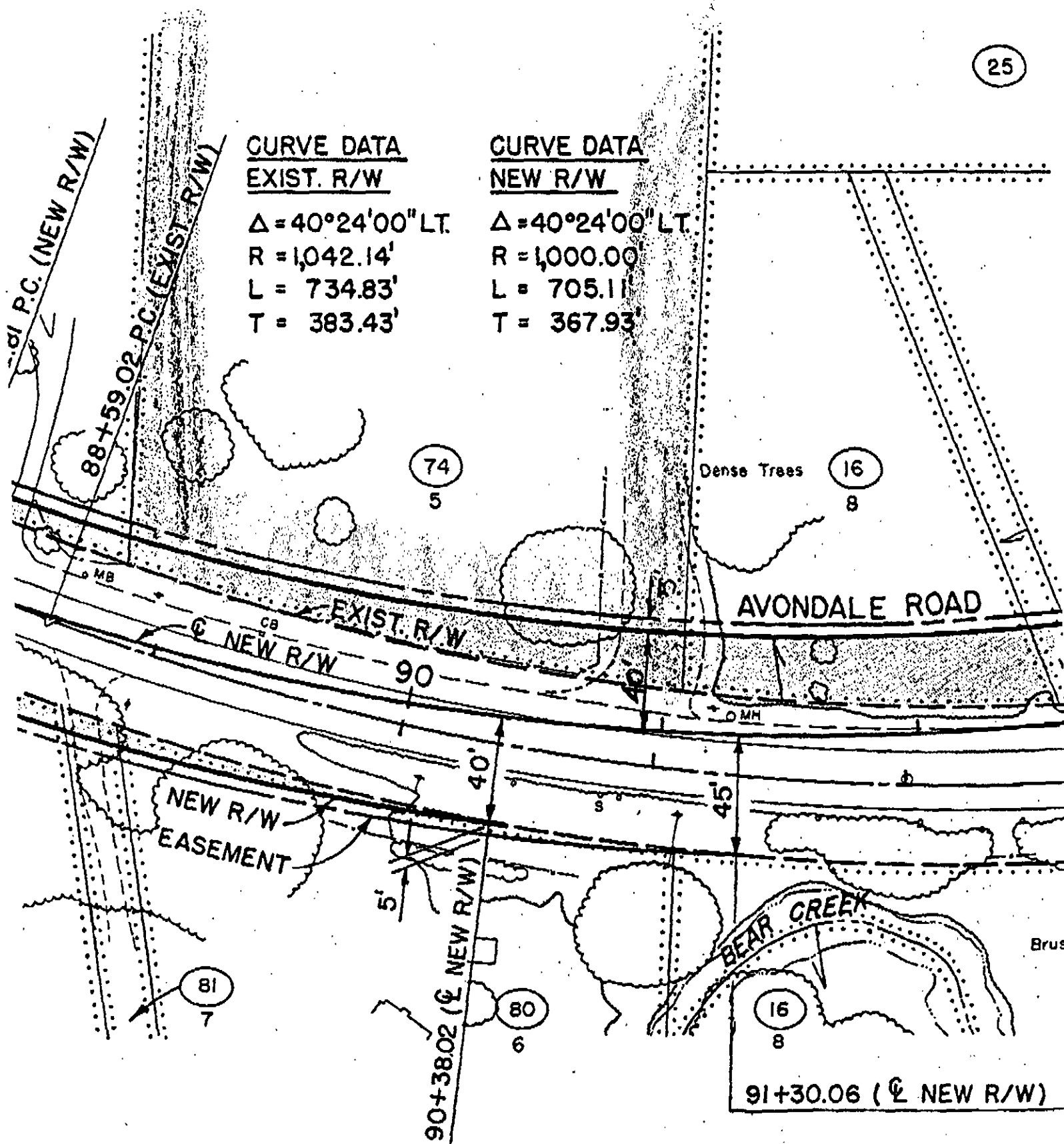
Containing an area of 3,894 square feet or 0.089 acres.

CURVE DATA
EXIST. R/W

$\Delta = 40^{\circ}24'00''$ LT.
R = 1,042.14'
L = 734.83'
T = 383.43'

CURVE DATA
NEW R/W

$\Delta = 40^{\circ}24'00''$ LT.
R = 1,000.00'
L = 705.11'
T = 367.93'



Parcel No. 8

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

That portion as described below of the following described property:

That portion of the southeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at a point 373 feet north of the south quarter corner of said Section; thence west parallel with the south line of said southeast quarter of the southwest quarter 446 feet, more or less, to Bear Creek; thence northerly along said creek to a point on the north line of said southeast quarter of the southwest quarter 610 feet, more or less, west of the northeast corner thereof; thence east 610 feet, more or less, to said northeast corner; thence south along the east line of said subdivision 947 feet, more or less, to the point of beginning;

AND;

That portion of the southeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at a point 373 feet north of the southeast corner of the southeast quarter of the southwest quarter of said Section; thence west parallel to the south line thereof to a point 528 feet east of the west line of said southeast quarter of the southwest quarter to the true point of beginning of the tract herein described; thence east parallel to the south line of said southeast quarter of the southwest quarter to the westerly margin of county road; thence northerly along said westerly margin 148 feet; thence southwesterly 233 feet, more or less, to a point 56 feet north of the true point of beginning; thence south 56 feet to the true point of beginning.

DESCRIPTION:

All that property lying westerly of Avondale Road and easterly of a line running parallel to and 110.00 feet westerly of the following described line:

Beginning at a point on the center of right-of-way of Avondale Road which bears N 79°53'39" W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N 69°43'28" W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of 40°24'00" an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N 20°07'28" W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N 69°52'32" E at a distance of 992.22 feet; thence Ordinance No. 1438

northerly along said curve through a central angle of $13^{\circ}54'41''$ an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence $N 6^{\circ}12'47'' W$ a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears $N 83^{\circ}47'13'' E$ at a distance of 2000.00 feet; thence northerly along said curve through a central angle of $5^{\circ}30'00''$ an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence $N 0^{\circ}42'47'' W$ a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears $S 89^{\circ}17'13'' W$ at a distance of 2000.00 feet; thence northerly along said curve through a central angle of $5^{\circ}30'00''$ an arc distance of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears $S 61^{\circ}57'25'' W$ at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing an area of 12,092 square feet or 0.278 acres.

S.W. 1/4 SEC. 31

Parcel No. 8

25

CURVE DATA
NEW R/W

0" LT. $\Delta = 40^\circ 24' 00''$ LT.
R = 1,000.00'
L = 705.11'
T = 367.93'

SE. 1/4 S.W. 1/4
SEC. 31

16
8

115
9

74
5

EASEMENT

EASEMENT
NEW R/W

R/W

90

EXIST. R/W

AVONDALE ROAD

Dense Trees

BEAR CREEK

Brush

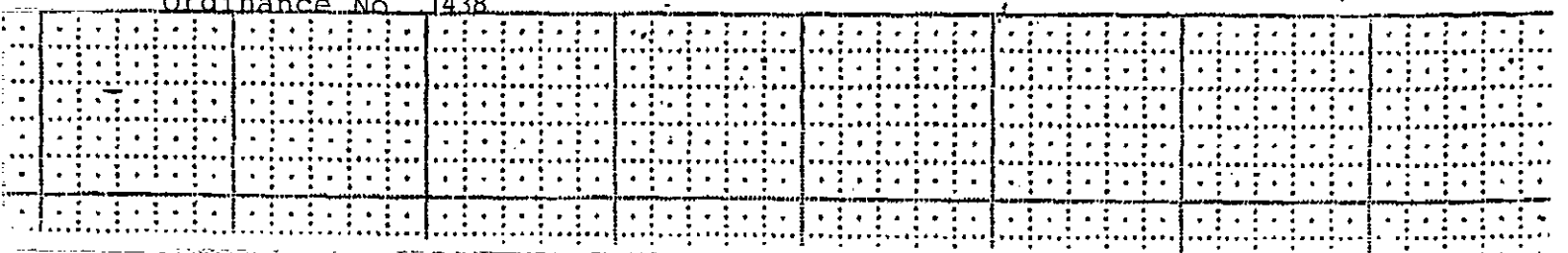
80
6

16
8

91+30.06 (C NEW R/W)

90+38.02 (C NEW R/W)

Ordinance No. 1438



PARCEL No. 9

Right-of-Way Take
Legal Description

That portion as described below of the following described property:

That portion of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at a point 373 feet north of the south quarter corner of said Section 31; thence west along line 'A' (for reference purposes) parallel to the south line of the southeast quarter of the southwest quarter of said Section 31, to a point 528 feet east of the west line of said southeast quarter of the southwest quarter; thence north 71.00 feet to the true point of beginning; thence north 276 feet; thence east 210 feet, more or less, to the westerly line of the Redmond Bear Creek Road; thence southerly along said westerly line to a point which is 163 feet northerly of the aforesaid line 'A', as measured along said westerly line; thence southwesterly to the true point of beginning; EXCEPT that portion lying northerly of the following described line:

Beginning at a point on the west line of above described tract, 41 feet south of the northwest corner thereof; thence easterly to a point on the east line of above described tract, 7 feet south of the northeast corner thereof and the terminus of this described line.

DESCRIPTION:

All that property lying easterly of a line running parallel to and 40.00 feet westerly of the following described line:

Beginning at a point on the center of right-of-way of Avondale Road which bears N 79°53'39" W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N 69°43'28" W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of 40°24'00" an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N 20°07'28" W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N 69°52'32" E at a distance of 992.22 feet; thence northerly along said curve through a central angle of 13°54'41" an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N 6°12'47" W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N 83°47'13" E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N 0°42'47" W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S 89°17'13" W at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance

of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears S 61°57'25" W at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing an area of 7,501 square feet.

Parcel No. 9

S.W. 1/4 SEC. 31

25

SE. 1/4 S.W. 1/4
SEC. 31

95+17.92 P.T. (NEW R/W)

95+63.85 P.T. (EXIST. R/W)

EASEMENT
NEW R/W

115
9

16
8

INDALE ROAD

EXIST. R/W

EXIST. R/W

Dense Trees

CREEK

Brush

Brush

38
10

30.06 (NEW R/W)

Parcel No. 11

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

That portion as described below of the following described property:

The northerly 208.5 feet of the easterly 417 feet of a portion of the southeast quarter, of the southwest quarter, lying westerly of Bear Creek, Redmond Road, measured parallel with the westerly margin of said road, in Section 31, Township 25 North, Range 6 East, W.M., in King County, Washington.

DESCRIPTION:

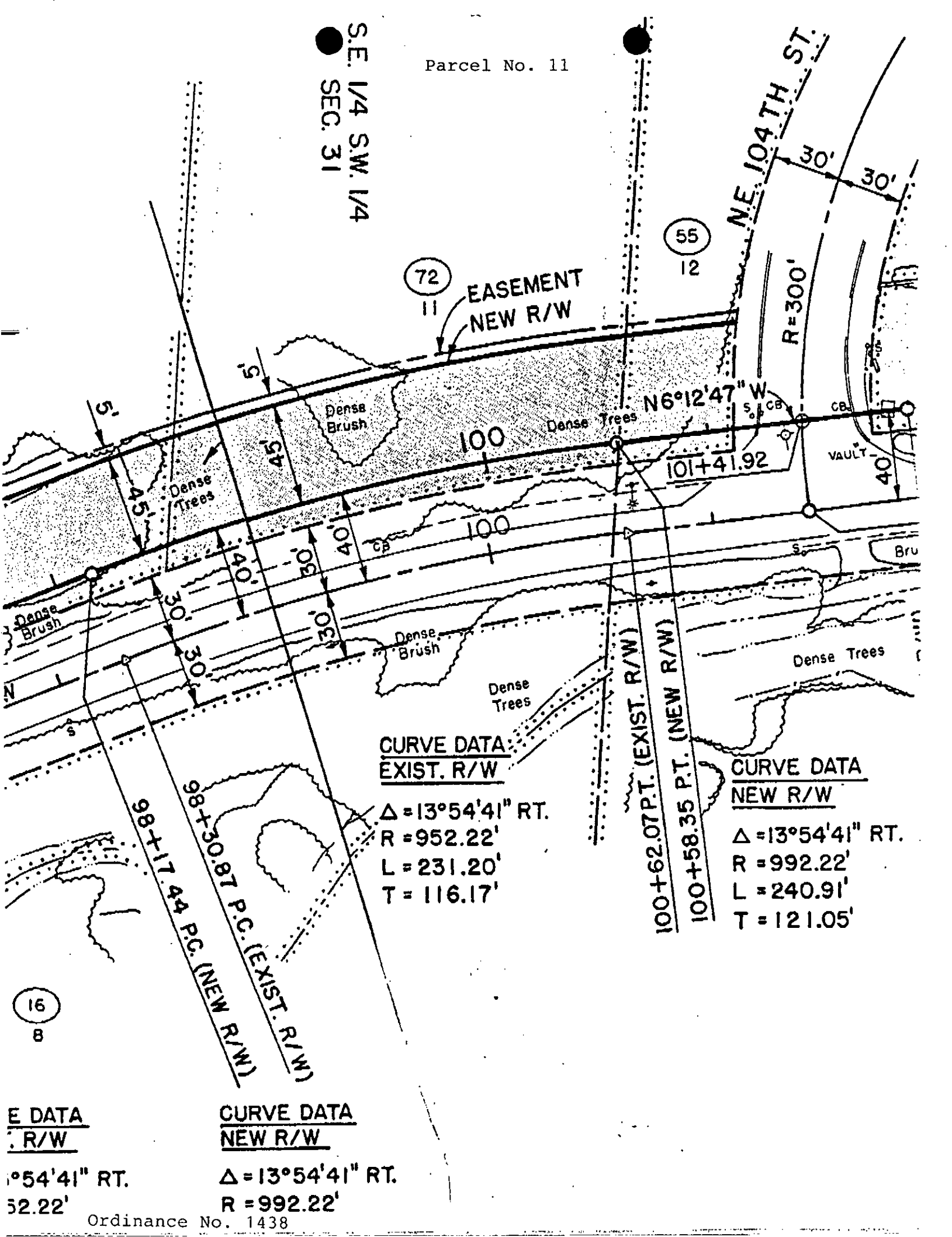
All that property lying easterly of a line running parallel to and 45.00 feet westerly of the following described line:

Beginning at a point on the center of right-of-way of Avondale Road which bears N 79°53'39" W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N 69°43'28" W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of 40°24'00" an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N 20°07'28" W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N 69°52'32" E at a distance of 992.22 feet; thence northerly along said curve through a central angle of 13°54'41" an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N 6°12'47" W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N 83°47'13" E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N 0°42'47" W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S 89°17'13" W at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears S 61°57'25" W at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing an area of 11,426 square feet or 0.262 acres.

Parcel No. 11

S.E. 1/4 S.W. 1/4
SEC. 31



CURVE DATA
EXIST. R/W

Δ = 13°54'41" RT.
R = 952.22'
L = 231.20'
T = 116.17'

CURVE DATA
NEW R/W

Δ = 13°54'41" RT.
R = 992.22'
L = 240.91'
T = 121.05'

98+117.44 P.C. (NEW R/W)
98+308.7 P.C. (EXIST. R/W)

E DATA
R/W

13°54'41" RT.
952.22'

CURVE DATA
NEW R/W

Δ = 13°54'41" RT.
R = 992.22'

PARCEL NO. 12

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

That portion as described below of the following described property:

That portion of the south half of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King county, Washington, lying westerly of Redmond-Bear Creek (Avondale) Road;

EXCEPT that portion thereof commencing at the intersection of the north line of said subdivision with the westerly margin of said county road; thence south 6°15'14" east along said westerly margin 87.54 feet to the true point of beginning;

thence continuing south 6°15'14" east along said westerly margin, 165.99 feet;

thence west, 226.35 feet;

thence north, 165 feet;

thence east, 208.47 feet to the true point of beginning;

ALSO EXCEPT a strip of land being 60.00 feet in width having 30.00 feet on each side of the following described centerline;

Commencing at the southwest corner of said subdivision;

thence north 0°32'06" east along the west line of said subdivision, 383.04 feet to the point of beginning, said point being the beginning of a curve to the right from which the center bears south 21°37'15" west, 521.85 feet distant;

thence southeasterly along said curve through a central angle of 35°46'37" an arc distance 325.86 feet to a point of reverse curvature and the beginning of a curve to the left having a radius of 300.00 feet;

thence southeasterly along said curve through a central angle of 65°52'52" an arc distance of 344.95 feet to the center right-of-way line of Avondale Road Northeast and the terminus of said centerline and 60.00 foot strip of land;

EXCEPT that portion lying within Avondale Road Northeast;

ALSO EXCEPT beginning at the intersection of the westerly margin of Avondale Road Northeast and the northerly margin of the above described 60.00 foot strip of land;

thence northerly along said westerly margin, 160.00 feet;

thence southwesterly perpendicular to said westerly margin, 65.00 feet;

thence southerly parallel to said westerly margin 145 feet, more or less, to northerly margin of said 60.00 foot strip;

thence easterly along said northerly margin, 67 feet, more or less, to the point of beginning.

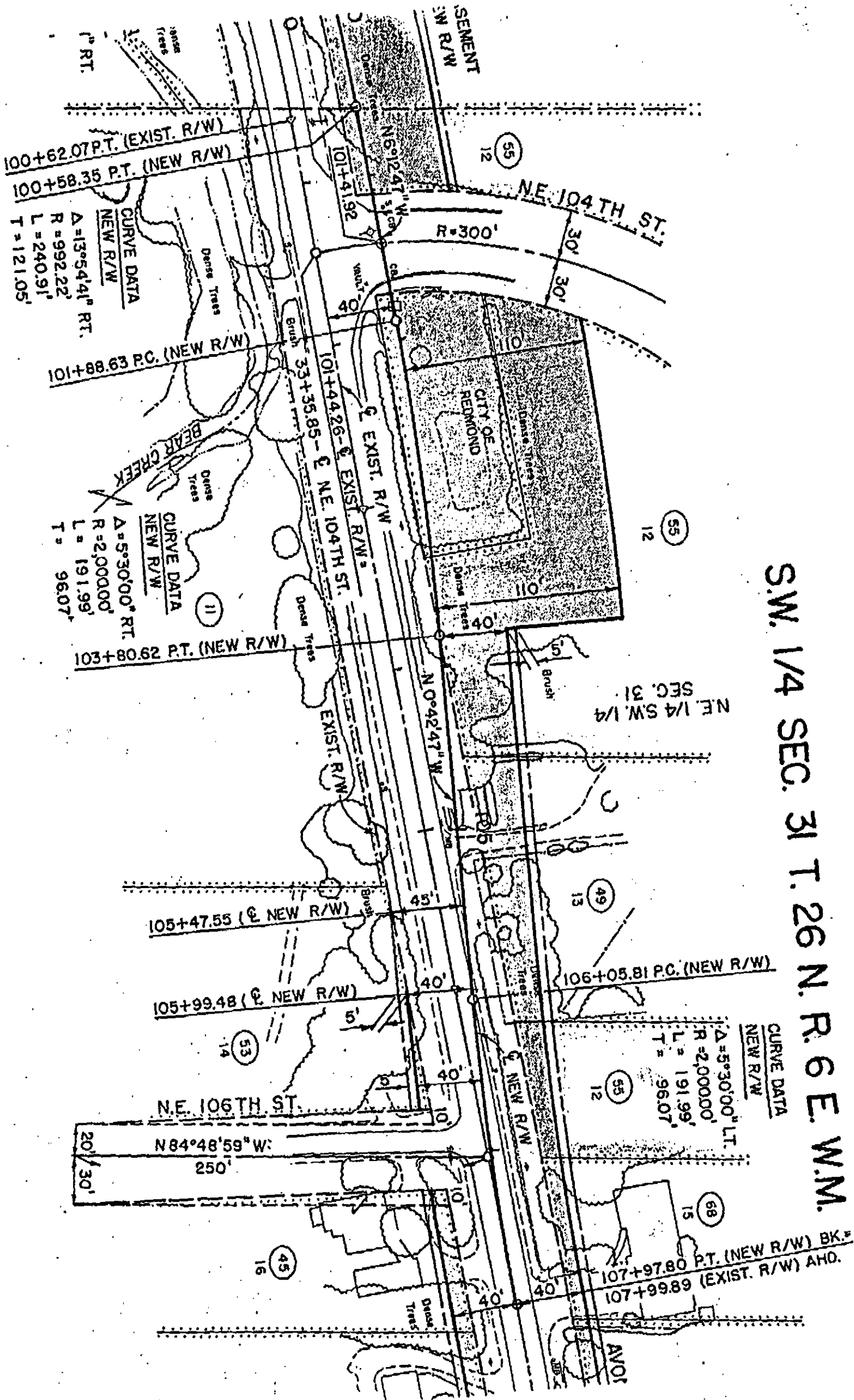
DESCRIPTION:

All that property lying easterly of a line running parallel to and 45.00 feet westerly of the following described line from the south line of said property northerly to the southerly right-of-way of N.E. 104th Street; all that property lying easterly of a line running parallel to and 110.00 feet westerly of the following described line from the northerly right-of-way of N.E. 104th Street northerly to Engineer's P.T. Station 103+80.62 of said described line; and all that property lying easterly of a line running parallel to and 40.00 feet westerly of the following

described line from Engineer's P.T. Station 103+80.62 of said described line northerly to the north line of said property:

Beginning at a point on the center of right-of-way of Avondale Road which bears N 79°53'39" W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N 69°43'28" W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of 40°24'00" an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N 10°07'28" W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N 69°52'32" E at a distance of 992.22 feet; thence northerly along said curve through a central angle of 13°54'41" an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N 6°12'47" W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N 83°47'13" E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N 0°42'47" W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S 89°17'13" W at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears S 61°57'25" W at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing an area of 20,321 square feet or 0.466 acres.



100+62.07 P.T. (EXIST. R/W)
 100+58.35 P.T. (NEW R/W)
 CURVE DATA
 NEW R/W
 $\Delta = 13^\circ 54' 41''$ RT.
 $R = 992.22'$
 $L = 240.91'$
 $T = 121.05'$

101+88.63 P.C. (NEW R/W)
 BEAR CREEK
 CURVE DATA
 NEW R/W
 $\Delta = 5^\circ 30' 00''$ RT.
 $R = 2,000.00'$
 $L = 191.99'$
 $T = 96.07'$

CURVE DATA
 NEW R/W
 $\Delta = 5^\circ 30' 00''$ LT.
 $R = 2,000.00'$
 $L = 191.99'$
 $T = 96.07'$

S.W. 1/4 SEC. 31 T. 26 N. R. 6 E. W.M.

PARCEL No. 13

Right-of-Way Take
Legal Description

That portion as described below of the following described property:

That portion of the south half of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the north line of said subdivision with the westerly margin of the county road known as Redmond-Bear Creek Road;
thence south $6^{\circ}15'14''$ east, along said westerly margin 87.54 feet to the true point of beginning of tract herein described;
thence continuing south $6^{\circ}15'14''$ east along said westerly margin 165.99 feet;
thence west 226.35 feet;
thence north 165.00 feet;
thence east 208.47 feet to the true point of beginning.

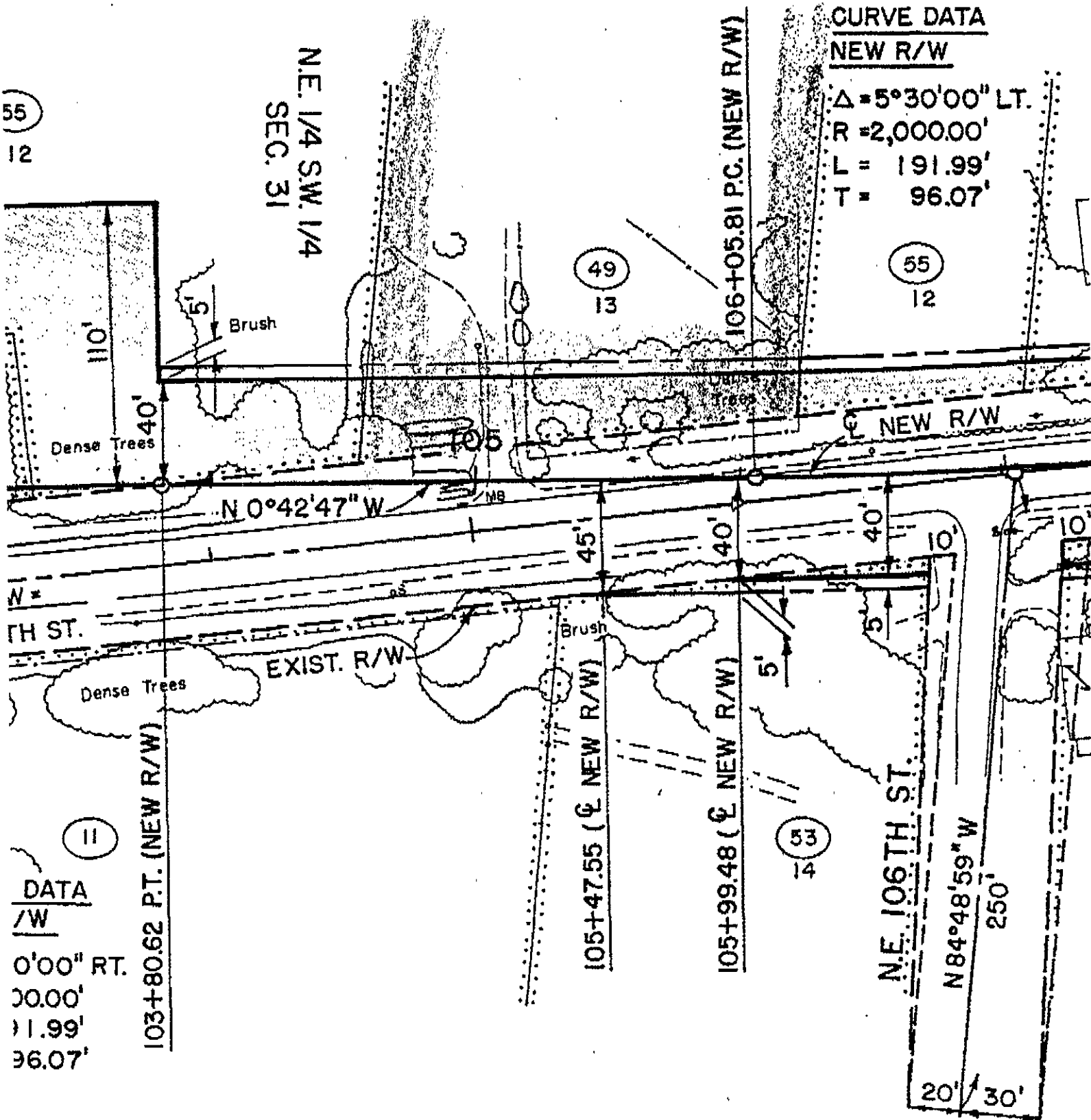
DESCRIPTION:

All that property lying easterly of a line running parallel to and 40.00 feet westerly of the following described line:

Beginning at a point on the center of right-of-way of Avondale Road which bears N $79^{\circ}53'39''$ W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N $69^{\circ}43'28''$ W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of $40^{\circ}24'00''$ an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N $20^{\circ}07'28''$ W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N $69^{\circ}52'32''$ E at a distance of 992.22 feet; thence northerly along said curve through a central angle of $13^{\circ}54'41''$ an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N $6^{\circ}12'47''$ W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N $83^{\circ}47'13''$ E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of $5^{\circ}30'00''$ an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N $0^{\circ}42'47''$ W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S $89^{\circ}17'13''$ W at a distance of 2000.00 feet; thence northerly along said curve through a central angle of $5^{\circ}30'00''$ an arc distance of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears S $61^{\circ}57'25''$ W at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing an area of 4,232 square feet.

S.W. 1/4 SEC. 31 T. 26 N. R. 6 E. W.



PARCEL NO. 15

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

That portion as described below of the following described property:

That portion of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at a point 20 feet south of the northwest corner of said subdivision;
thence south 640 feet to the true point of beginning;
thence east 429.71 feet to the westerly line of Avondale Road;
thence northerly along the westerly line 100 feet;
thence west to a point north of the true point of beginning;
thence south to the true point of beginning.

DESCRIPTION:

All that property lying easterly of a line running parallel to and 40.00 feet westerly of the following described line from the south line of said property northerly to Engineer's P.T. Station 107+97.80 of said described line; and that property lying easterly of a line running parallel to and 40.00 feet westerly of the center of right-of-way of Avondale Road from Engineer's P.T. Station 107+97.80 northerly to the north line of said property:

Beginning at a point on the center of right-of-way of Avondale Road which bears N 79°53'39" W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N 69°43'28" W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of 40°24'00" an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N 20°07'28" W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N 69°52'32" E at a distance of 992.22 feet; thence northerly along said curve through a central angle of 13°54'41" an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N 6°12'47" W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N 83°47'13" E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N 0°42'47" W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S 89°17'13" W at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears S 61°57'25" W at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing an area of 1,054 square feet.

3 E. W.M.

Parcel No. 15

DATA

/W

30'00" LT.
00.00'
91.99'
96.07'

107+97.80 P.T. (NEW R/W) BK.=
107+99.89 (EXIST. R/W) AHD.

5
12

68
15

79
18

Brush

AVONDALE ROAD

W R/W

Brush

N6°12'47"W

110

40'

Dense Trees

Dense Trees

NEW R/W
EASEMENT

45
16

32
17

43
19

N84°48'59"W
250'

30'

Ordinance No. 1438

Parcel No. 16

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

That portion as described below of the following described property:

The north 81.00 feet of the south 111.00 feet of that portion of the north half of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, lying easterly of county road and westerly of the centerline of Bear Creek;

EXCEPT that portion thereof conveyed to King County, Washington for Redmond-Bear Creek Road, by Deed recorded under Recording Number 2492517;

TOGETHER WITH the adjoining portion of vacated Walter Shults Road.

DESCRIPTION:

All that property lying westerly of a line running parallel to and 40.00 feet easterly of the following described line from the south line of said property northerly to Engineer's P.T. Station 107+97.80 of said described line; and that property lying westerly of a line running parallel to and 40.00 feet easterly of the center of right-of-way of Avondale Road from Engineer's P.T. Station 107+97.80 northerly to the north line of said property:

Beginning at a point on the center of right-of-way of Avondale Road which bears N 79°53'39" W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N 69°43'28" W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of 40°24'00" an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N 20°07'28" W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N 69°52'32" E at a distance of 992.22 feet; thence northerly along said curve through a central angle of 13°54'41" an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N 6°12'47" W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N 83°47'13" E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N 0°42'47" W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S 89°17'13" W at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears S 61°57'25" W at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing an area of 873 square feet.

E. W.M.

Parcel No. 16

DATA

/W

10'00" LT.

00.00'

91.99'

96.07'

5
12

68
15

79
18

107+97.80 P.T. (NEW R/W) BK.=
107+99.89 (EXIST. R/W) AHD.

AVONDALE ROAD

Brush

Brush

W R/W

40'

N6°12'47" W

110

40'

Dense
Trees

Dense Trees

NEW R/W
EASEMENT

45
16

32
17

43
19

10'
N84°48'59" W
250'
30'

Parcel No. 17

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The westerly 10.00 feet lying adjacent to and parallel with the easterly right-of-way (30.00 feet from centerline) of Avondale Road of the following described property:

That portion of the north half of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the north line of said subdivision and the easterly line of the Redmond-Bear Creek County Road;
thence southerly along the easterly line of said county road, a distance of 297 feet to the true point of beginning;
thence north 89° east to the center line of Bear Creek;
thence southerly along the centerline of said creek to a line parallel with and 111 feet north of the south line of said north half of the northeast quarter of the southwest quarter of said Section 31;
thence westerly along said parallel line of the easterly line of said county road;
thence northerly along said easterly line of county road to the point of beginning.

Containing an area of 1,439 square feet or 0.033 acres.

E. W.M.

Parcel No. 17

DATA

W

0'00" LT.

10.00'

+1.99'

-6.07'

68

15

79

18

Brush

AVONDALE ROAD

Brush

R/W

40'

N6°12'47"W

110

Dense Trees

Dense Trees

NEW R/W
EASEMENT

45

16

32

17

43

19

10' 59" W

250'

30'

Ordinance No. 1438

Parcel No. 18

RIGHT-OF-WAY TAKE
LEGAL DESCRIPTION

The easterly 10.00 feet lying adjacent to and parallel with the westerly right-of-way (30.00 feet from centerline) of Avondale Road of the following described property:

That portion of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the northwest corner of said subdivision;
thence south 660 feet;
thence east 429.71 feet to the westerly line of Avondale Road;
thence northerly along said westerly line to the north line of said subdivision;
thence west to the point of beginning;
EXCEPT the north 190 feet thereof;
AND EXCEPT that portion thereof lying south of the following described line;

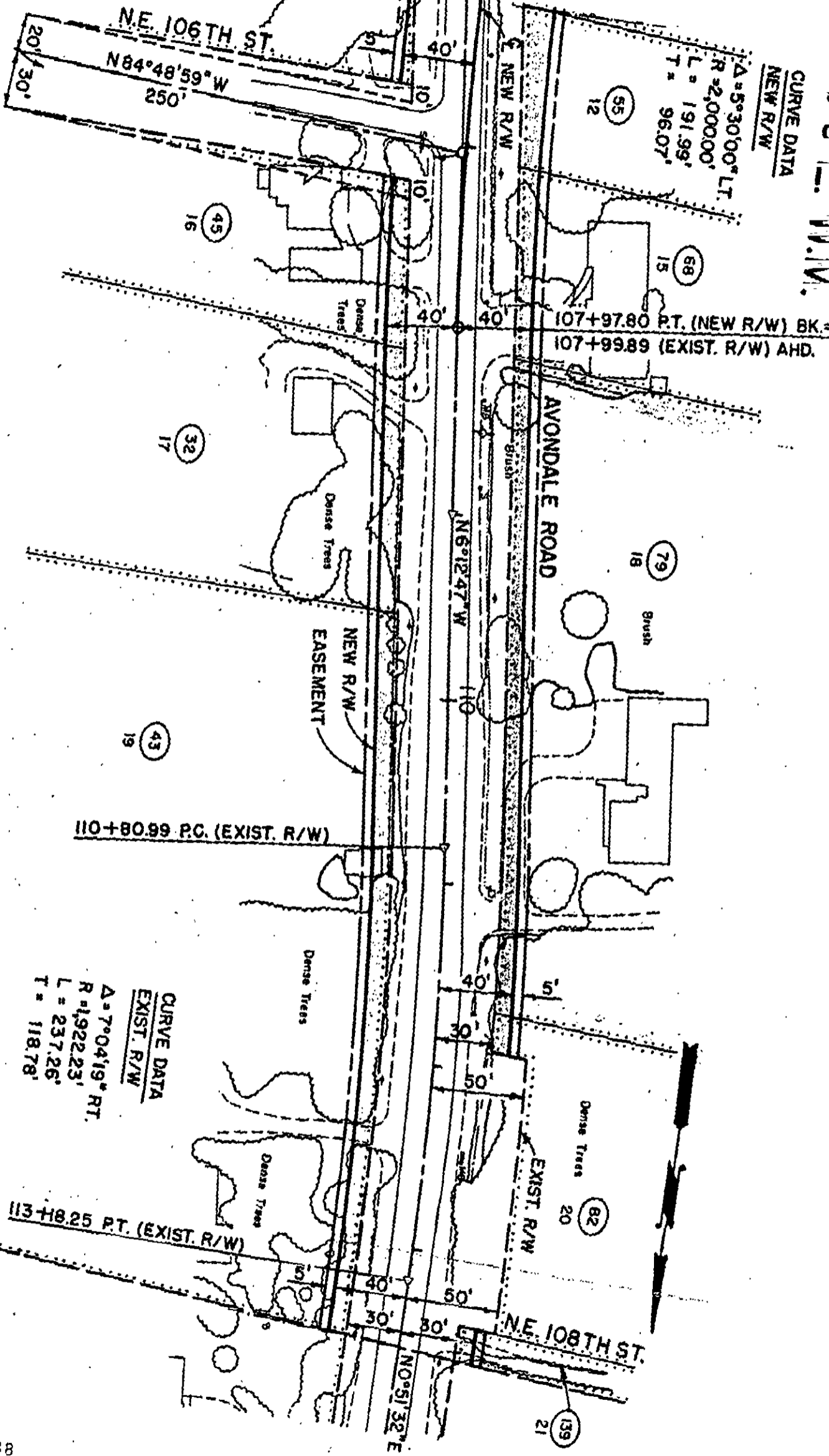
Beginning at the point on the westerly line of Avondale Road a distance northerly 100 feet as measured along said westerly line from the southeast corner of the above described main tract;
thence west to the line of said main tract and the terminus of said described line.

Containing an area of 3,591 square feet or 0.082 acres.

Parcel No. 18

CURVE DATA
NEW R/W

$\Delta = 5^{\circ}30'00''$ LT.
 $R = 2,000.00'$
 $L = 191.99'$
 $T = 96.07'$



CURVE DATA
EXIST. R/W

$\Delta = 7^{\circ}04'19''$ RT.
 $R = 1,922.23'$
 $L = 237.26'$
 $T = 118.78'$

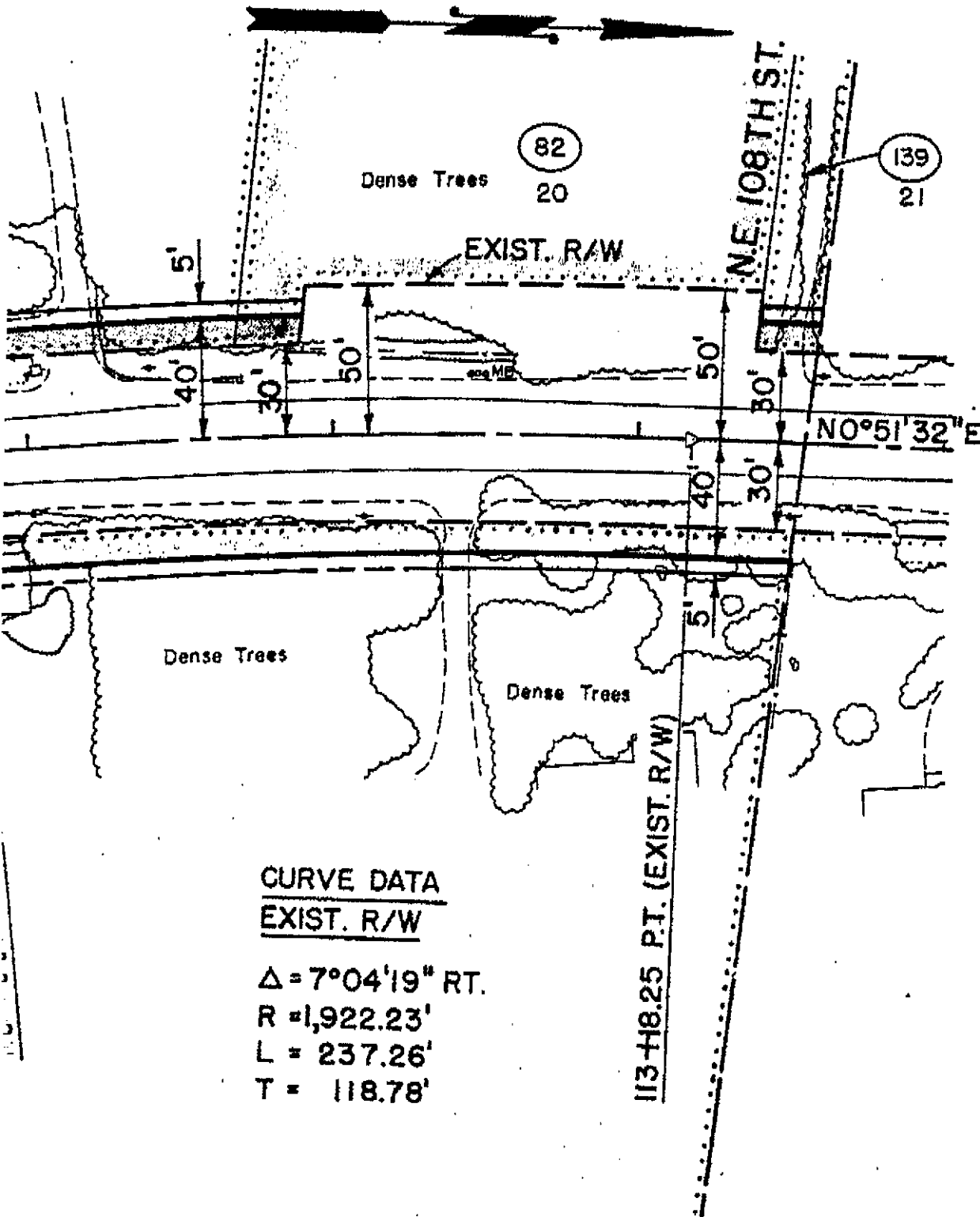
PARCEL No. 20

Right-of-Way Take
Legal Description

The easterly 10.00 feet of the southerly 20.00 feet lying adjacent to and parallel with the westerly right-of-way (30.00 feet from centerline) of Avondale Road of the following described property:

The south 170 feet of the north 190 feet of that portion of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, lying westerly of the westerly line of the Avondale Road; EXCEPT the east 20 feet thereof conveyed to King County for road by deed recorded under Recording Number 5813076; AND EXCEPT the west 150 feet of the north 150 feet thereof.

Containing an area of 202 square feet.



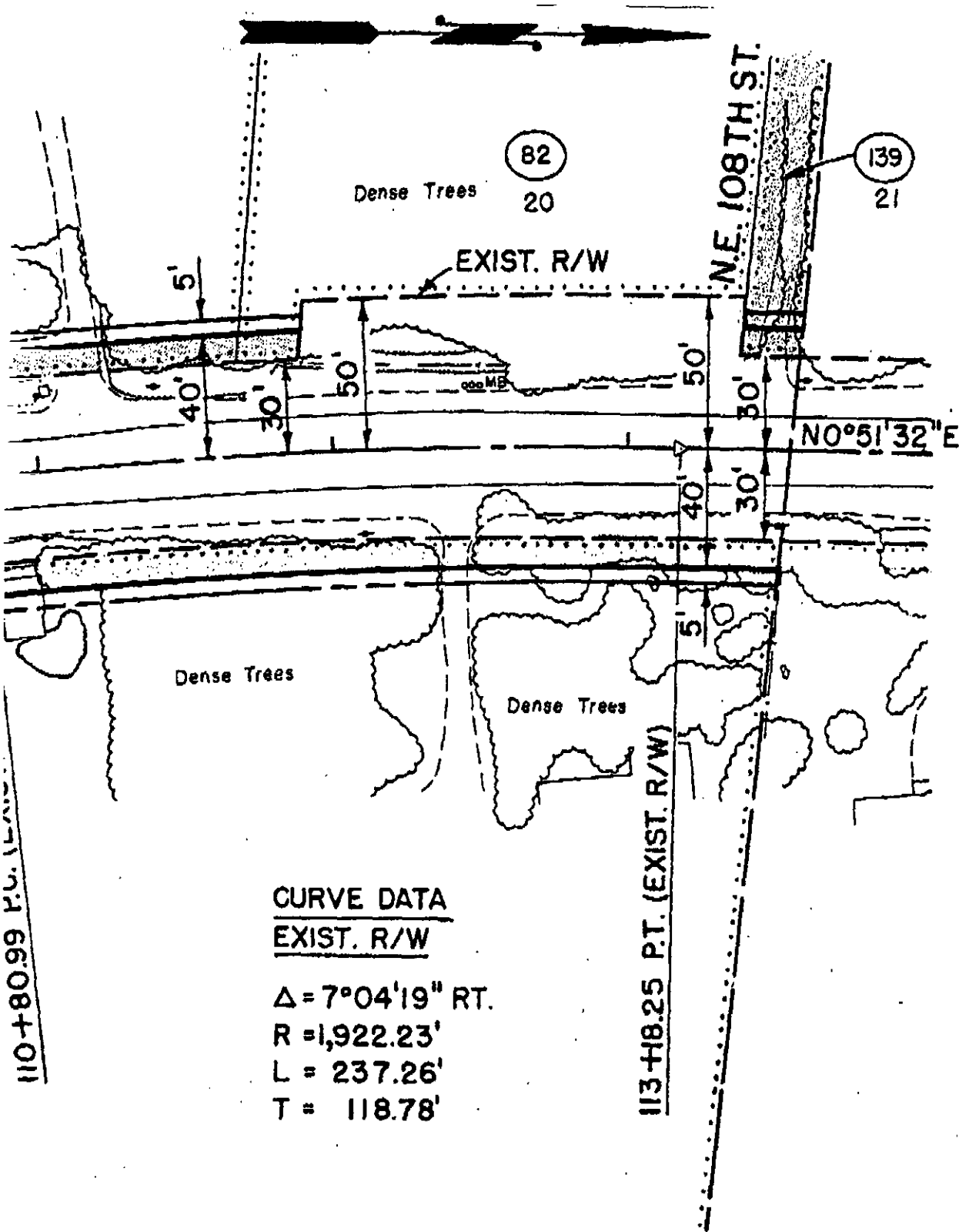
PARCEL No. 21

Right-of-Way Take
Legal Description

The easterly 10.00 feet lying adjacent to and parallel with the westerly right-of-way (30.00 feet from centerline) of Avondale Road of the following described property:

That part of the north 20 feet of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M. in King County, Washington, lying westerly of the Redmond-Bear Creek Road.

Containing an area of 200 square feet.



CURVE DATA
EXIST. R/W

$\Delta = 7^{\circ}04'19''$ RT.
 $R = 1,922.23'$
 $L = 237.26'$
 $T = 118.78'$

PERMANENT ROADWAY AND UTILITY EASEMENTS, ONLY.

Parcel No. 2

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet of the westerly 15.00 feet lying adjacent to and parallel with the easterly right-of-way (30.00 feet from centerline) of Avondale Road of the following described property:

That portion of Government Lot 3, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the northeast corner of said Government Lot 3;
thence north $86^{\circ}50'42''$ west along the north line thereof 534.91 feet;
thence south $38^{\circ}04'06''$ east 126.04 feet to the true point of beginning;
thence south $51^{\circ}55'54''$ west 130.08 feet;
thence north $61^{\circ}28'31''$ west 59.58 feet;
thence north $78^{\circ}14'53''$ west to the easterly right-of-way margin of Avondale Road;
thence northeasterly along said right-of-way margin to the north line of said Government Lot 3;
thence south $86^{\circ}50'42''$ east to a point from which the true point of beginning bears south $51^{\circ}55'54''$ west;
thence south $51^{\circ}55'54''$ west 143.86 feet to the true point of beginning;

EXCEPT portion deeded to Henry E. Wermke and Kathe Wermke, his wife, under King County Recording Number 7802270733, described as follows:

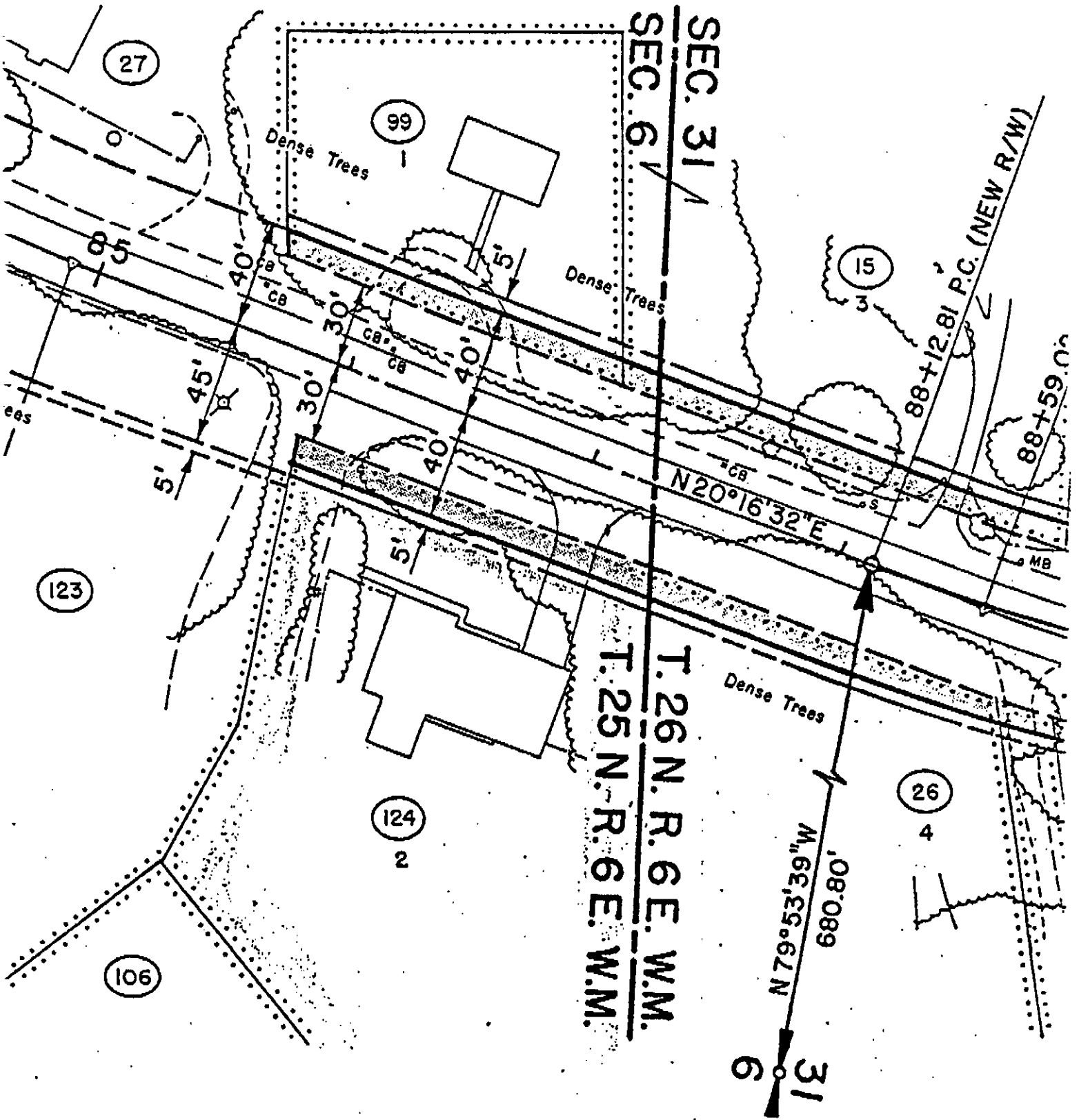
That portion of Government Lot 3, Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the northeast corner of said Government Lot 3;
thence north $86^{\circ}50'42''$ west along the north line thereof, 343.65 feet to the true point of beginning;
thence continue north $86^{\circ}50'42''$ west 115.82 feet;
thence south $10^{\circ}11'07''$ east 12.64 feet to an existing fence line;
thence south $89^{\circ}12'45''$ east along said fence line 59.63 feet;
thence south $88^{\circ}36'12''$ east along said fence line 43.64 feet;
thence north $51^{\circ}55'54''$ east 12.90 feet to the true point of beginning.

Containing an area of 735 square feet.

1/4 SEC. 6

Parcel No. 2
Easement



PARCEL No. 3

Permanent Roadway and Utilities Easement
Legal Description

That portion as described below of the following described property:

PARCEL A:

That portion of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the southwest corner of said subdivision;
thence south $86^{\circ}50'42''$ east along the south line of said subdivision, 1563.58 feet to the true point of beginning;
thence north $1^{\circ}09'44''$ east 156.00 feet;
thence south $86^{\circ}50'42''$ east 372 feet, more or less, to the westerly margin of Bear Creek Road;
thence southwesterly along said road margin 163 feet, more or less, to a point that bears south $86^{\circ}50'42''$ east from the true point of beginning;
thence north $86^{\circ}50'42''$ west to the true point of beginning.

PARCEL B:

That portion of the northwest quarter of Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the north quarter corner of said Section 6;
thence north $86^{\circ}50'42''$ west along north line of said Section 6, 732.53 feet, more or less, to the true point of beginning, said point being on the westerly margin of Redmond-Bear Creek (Avondale) County Road No. 1354;
thence continuing north $86^{\circ}50'42''$ west along north line of said section, 319 feet;
thence south $1^{\circ}9'44''$ west 29 feet;
thence easterly to a point on the westerly margin of said Redmond Bear Creek Road which bears south $18^{\circ}15'00''$ west 15 feet from the true point of beginning;
thence north $18^{\circ}15'00''$ east 15 feet, to the true point of beginning.

DESCRIPTION:

A strip of land 5.00 feet in width lying adjacent to and westerly of a line running parallel to and 40.00 feet westerly of the center of right-of-way of Avondale Road from the south line of said property northerly to Engineer's P.C. Station 88+12.81 of the following described line; and a strip of land 5.00 feet in width lying adjacent to and westerly of a line running parallel to and 40.00 feet westerly of the following described line from Engineer's P.C. Station 88+12.81 northerly to the north line of said property.

Beginning at a point on the center of right-of-way of Avondale Road which bears N $79^{\circ}53'39''$ W at a distance of 680.80 feet from the southeast corner of the southwest

quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N 69°43'28" W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of 40°24'00" an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N 20°07'28" W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N 69°52'32" E at a distance of 992.22 feet; thence northerly along said curve through a central angle of 13°54'41" an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N 6°12'47" W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N 83°47'13" E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N 0°42'47" W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S 89°17'13" W at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears S 61°57'25" W at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing a combined area of 891 square feet.

PARCEL No. 3
EASEMENT

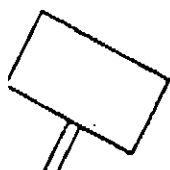
SEC. 31
SEC. 6

CURVE DATA
EXIST. R/W

$\Delta = 40^{\circ}24'00''$ LT.
R = 1,042.14'
L = 734.83'
T = 383.43'

CURVE 1
NEW R/W

$\Delta = 40^{\circ}24'$
R = 1,000
L = 705
T = 367.



Dense Trees



88+12.81 P.C. (NEW R/W)

88+59.02 P.C. (EXIST. R/W)

N20°16'32"E



T. 26 N. R. 6 E. W.M.
T. 25 N. R. 6 E. W.M.

Dense Trees



NEW R/W
EASEMENT

N79°53'39"W
680.80'



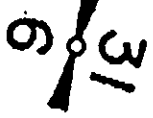
EXIST. R/W
NEW R/W

90

90+38.02 (E NEW R/W)

40'

5'



PARCEL No. 5

Permanent Roadway and Utilities Easement
Legal Description

That portion as described below of the following described property:

That portion of the south 373 feet of the southeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, lying west of the Redmond Bear Creek County Road;

EXCEPT that portion of said southeast quarter of the southwest quarter in King County, Washington, described as follows:

Beginning at the southwest corner of said section;
thence south $86^{\circ}50'42''$ east along the south line of said subdivision, 1563.58 feet to the true point of beginning;
thence north $1^{\circ}09'44''$ east 156 feet;
thence south $86^{\circ}50'42''$ east 372 feet to the westerly margin of Bear Creek Road;
thence southwesterly along said margin 163 feet to a point that bears south $86^{\circ}50'42''$ east from the true point of beginning;
thence north $86^{\circ}50'42''$ west to the true point of beginning;

DESCRIPTION:

A strip of land 5.00 feet in width lying adjacent to and westerly of a line running parallel to and 40.00 feet westerly of the following described line:

Beginning at a point on the center of right-of-way of Avondale Road which bears N $79^{\circ}53'39''$ W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N $69^{\circ}43'28''$ W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of $40^{\circ}24'00''$ an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N $20^{\circ}07'28''$ W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N $69^{\circ}52'32''$ E at a distance of 992.22 feet; thence northerly along said curve through a central angle of $13^{\circ}54'41''$ an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N $6^{\circ}12'47''$ W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N $83^{\circ}47'13''$ E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of $5^{\circ}30'00''$ an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N $0^{\circ}42'47''$ W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S $89^{\circ}17'13''$ W at a distance of 2000.00 feet;

ence northerly along said curve through a central angle of $5^{\circ}30'00''$ an arc distance of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears $S\ 61^{\circ}57'25''\ W$ at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing an area of 1,095 square feet or 0.025 acres.

PARCEL No. 5
Easement

S.V

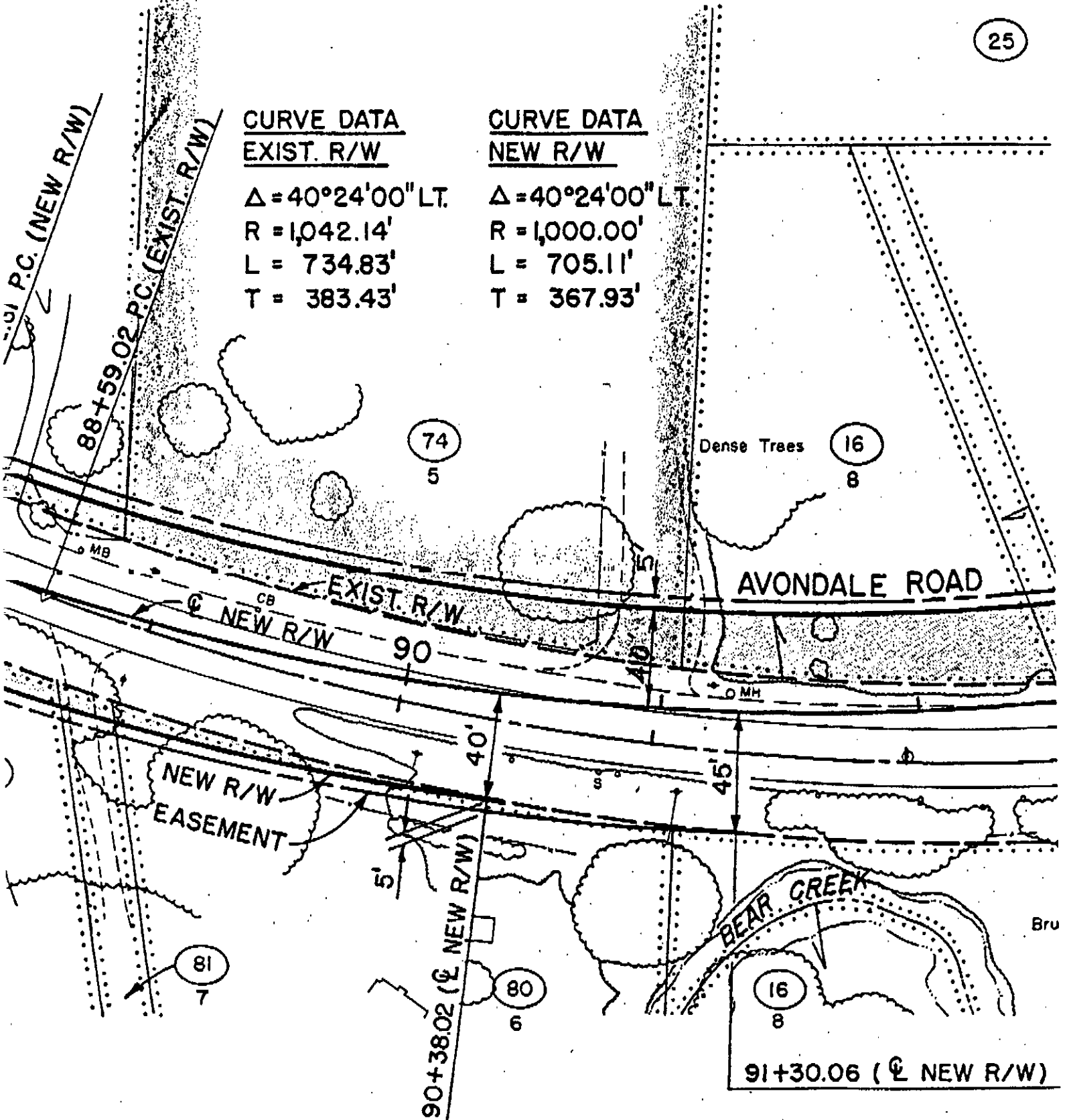
25

CURVE DATA
EXIST. R/W

$\Delta = 40^{\circ}24'00''$ LT.
R = 1,042.14'
L = 734.83'
T = 383.43'

CURVE DATA
NEW R/W

$\Delta = 40^{\circ}24'00''$ LT.
R = 1,000.00'
L = 705.11'
T = 367.93'



PARCEL No. 9

Permanent Roadway and Utilities Easement
Legal Description

That portion as described below of the following described property:

That portion of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at a point 373 feet north of the south quarter corner of said Section 31; thence west along line 'A' (for reference purposes) parallel to the south line of the southeast quarter of the southwest quarter of said Section 31, to a point 528 feet east of the west line of said southeast quarter of the southwest quarter; thence north 71.00 feet to the true point of beginning; thence north 276 feet; thence east 210 feet, more or less, to the westerly line of the Redmond Bear Creek Road; thence southerly along said westerly line to a point which is 163 feet northerly of the aforesaid line 'A', as measured along said westerly line; thence southwesterly to the true point of beginning; EXCEPT that portion lying northerly of the following described line:

Beginning at a point on the west line of above described tract, 41 feet south of the northwest corner thereof; thence easterly to a point on the east line of above described tract, 7 feet south of the northeast corner thereof and the terminus of this described line.

DESCRIPTION:

A strip of land 5.00 feet in width lying adjacent to and westerly of a line running parallel to and 40.00 feet westerly of the following described line.

Beginning at a point on the center of right-of-way of Avondale Road which bears N 79°53'39" W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N 69°43'28" W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of 40°24'00" an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N 20°07'28" W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N 69°52'32" E at a distance of 992.22 feet; thence northerly along said curve through a central angle of 13°54'41" an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N 6°12'47" W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N 83°47'13" E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N 0°42'47" W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S 89°17'13" W at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance

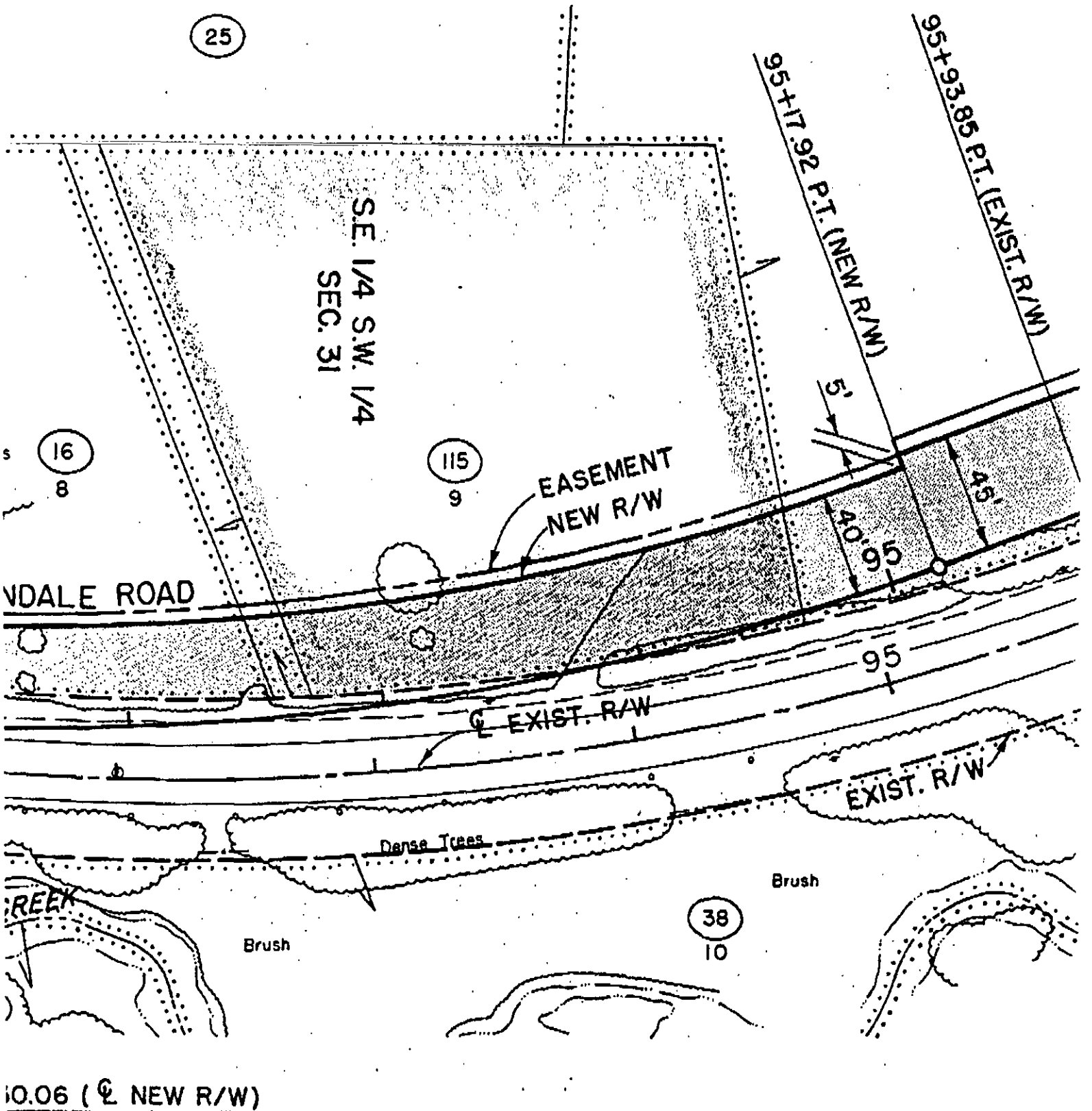
Parcel No. 9 (con't)-----

of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears S 61°57'25" W at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing an area of 986 square feet.

PARCEL No. 9
Easement

S.W. 1/4 SEC. 31



Parcel No. 11

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

That portion as described below of the following described property:

The northerly 208.5 feet of the easterly 417 feet of a portion of the southeast quarter, of the southwest quarter, lying westerly of Bear Creek, Redmond Road, measured parallel with the westerly margin of said road, in Section 31, Township 25 North, Range 6 East, W.M., in King County, Washington.

DESCRIPTION:

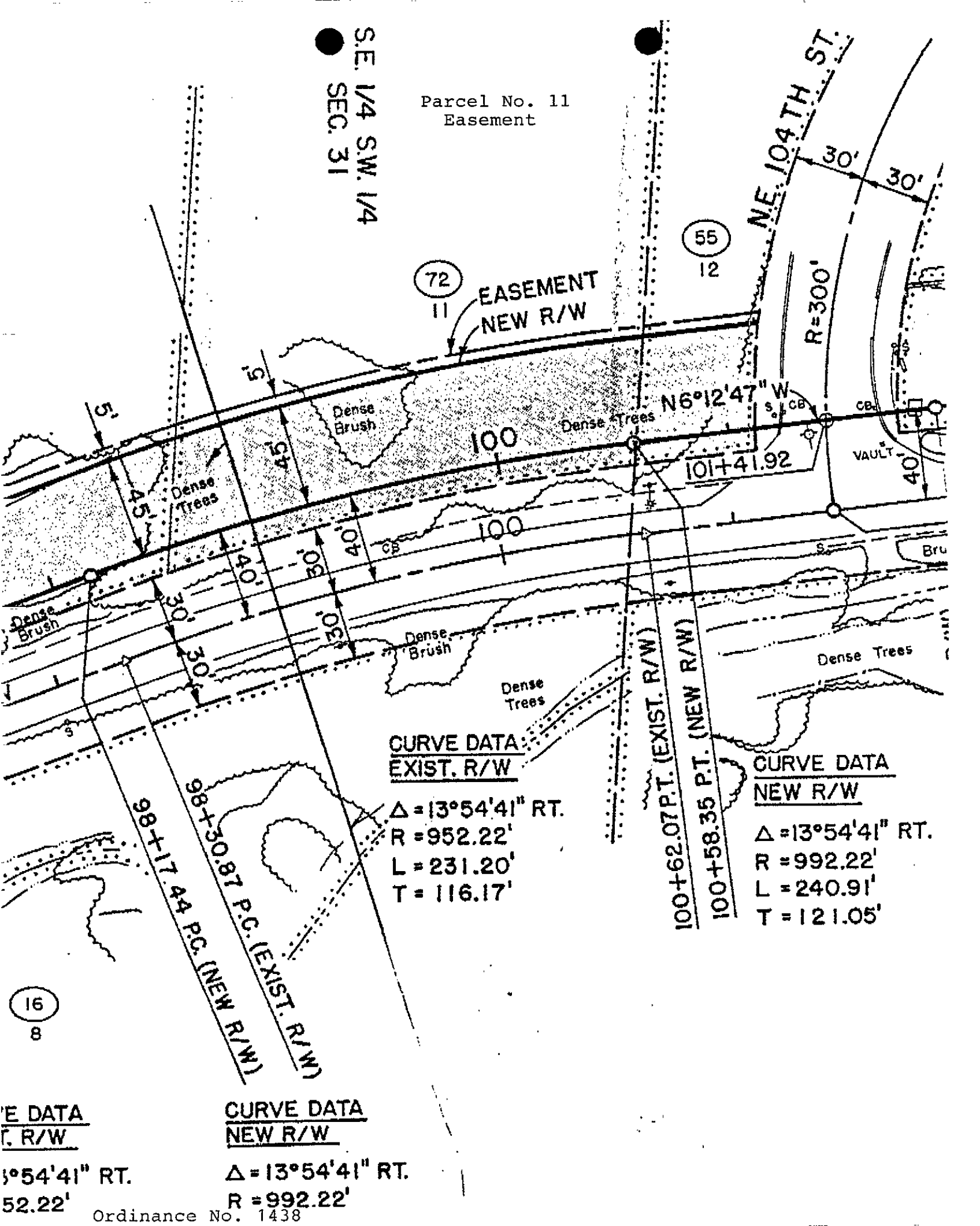
A strip of land 5.00 feet in width lying adjacent to and westerly of a line running parallel to and 45.00 feet westerly of the following described line:

Beginning at a point on the center of right-of-way of Avondale Road which bears N 79°53'39" W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N 69°43'28" W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of 40°24'00" an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N 20°07'28" W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N 69°52'32" E at a distance of 992.22 feet; thence northerly along said curve through a central angle of 13°54'41" an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N 6°12'47" W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N 83°47'13" E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N 0°42'47" W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S 89°17'13" W at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears S 61°57'25" W at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing an area of 1046 square feet or 0.024 acres.

S.E. 1/4 S.W. 1/4
 SEC. 31

Parcel No. 11
 Easement



72
11

55
12

EASEMENT
 NEW R/W

N6°12'47" W
 101+41.92

R=300'

VAULT

Bru

CURVE DATA
EXIST. R/W

$\Delta = 13^{\circ}54'41''$ RT.
 R = 952.22'
 L = 231.20'
 T = 116.17'

CURVE DATA
NEW R/W

$\Delta = 13^{\circ}54'41''$ RT.
 R = 992.22'
 L = 240.91'
 T = 121.05'

98+17.44 P.C. (NEW R/W)
 98+30.87 P.C. (EXIST. R/W)

100+62.07 P.T. (EXIST. R/W)
 100+58.35 P.T. (NEW R/W)

16
8

CURVE DATA
EXIST. R/W

$\Delta = 13^{\circ}54'41''$ RT.
 R = 952.22'

CURVE DATA
NEW R/W

$\Delta = 13^{\circ}54'41''$ RT.
 R = 992.22'

Parcel No. 12

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

That portion as described below of the following described property:

That portion of the south half of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King county, Washington, lying westerly of Redmond-Bear Creek (Avondale) Road;

EXCEPT that portion thereof commencing at the intersection of the north line of said subdivision with the westerly margin of said county road;

thence south $6^{\circ}15'14''$ east along said westerly margin 87.54 feet to the true point of beginning;

thence continuing south $6^{\circ}15'14''$ east along said westerly margin, 165.99 feet;

thence west, 226.35 feet;

thence north, 165 feet;

thence east, 208.47 feet to the true point of beginning;

ALSO EXCEPT a strip of land being 60.00 feet in width having 30.00 feet on each side of the following described centerline;

Commencing at the southwest corner of said subdivision;

thence north $0^{\circ}32'06''$ east along the west line of said subdivision, 383.04 feet to the point of beginning, said point being the beginning of a curve to the right from which the center bears south $21^{\circ}37'15''$ west, 521.85 feet distant;

thence southeasterly along said curve through a central angle of $35^{\circ}46'37''$ an arc distance 325.86 feet to a point of reverse curvature and the beginning of a curve to the left having a radius of 300.00 feet;

thence southeasterly along said curve through a central angle of $65^{\circ}52'52''$ an arc distance of 344.95 feet to the center right-of-way line of Avondale Road Northeast and the terminus of said centerline and 60.00 foot strip of land;

EXCEPT that portion lying within Avondale Road Northeast;

ALSO EXCEPT beginning at the intersection of the westerly margin of Avondale Road Northeast and the northerly margin of the above described 60.00 foot strip of land;

thence northerly along said westerly margin, 160.00 feet;

thence southwesterly perpendicular to said westerly margin, 65.00 feet;

thence southerly parallel to said westerly margin 145 feet, more or less, to northerly margin of said 60.00 foot strip;

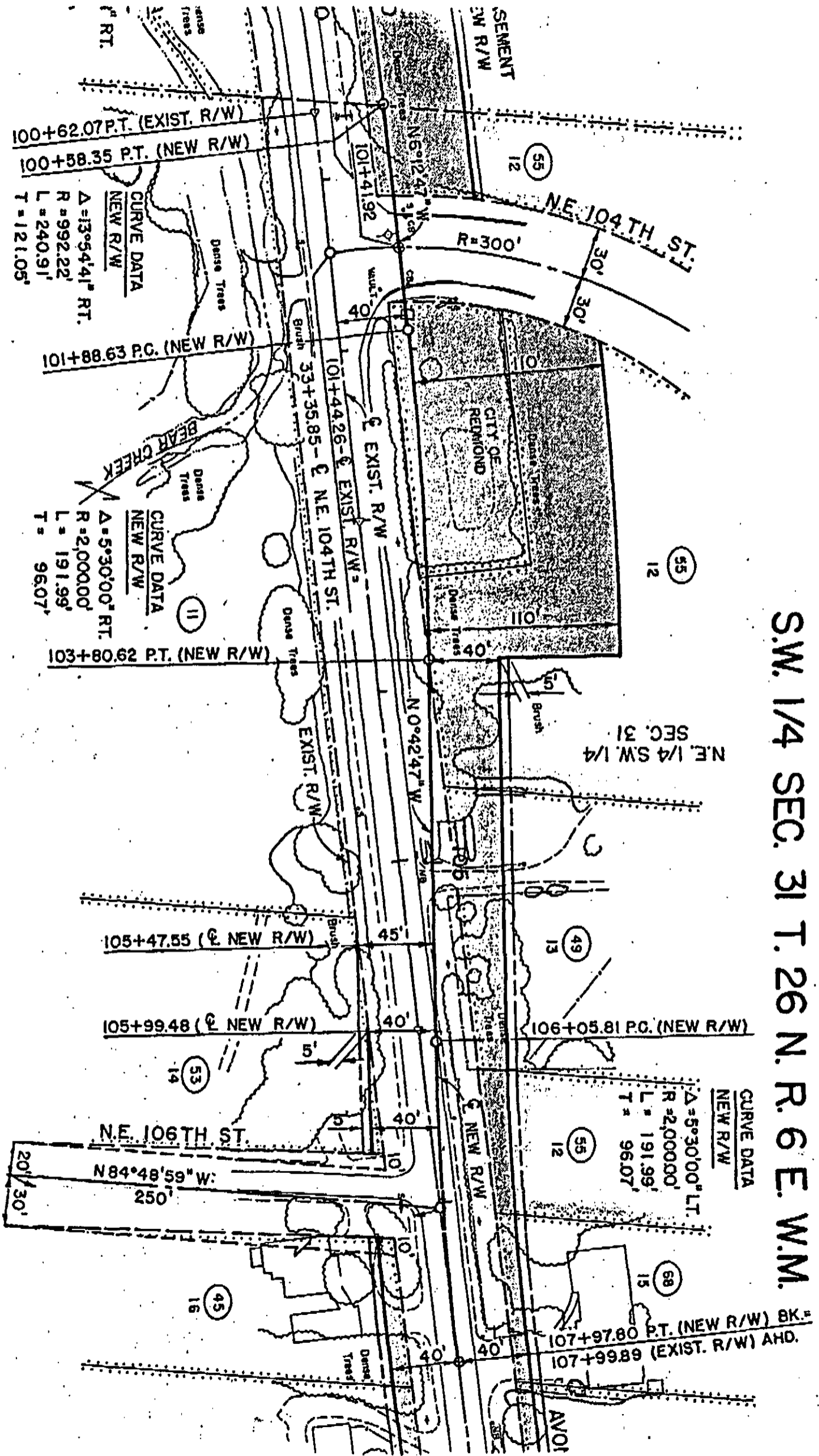
thence easterly along said northerly margin, 67 feet, more or less, to the point of beginning.

DESCRIPTION:

A strip of land 5.00 feet in width lying adjacent to and westerly of a line running parallel to and 45.00 feet westerly of the following described line from the south line of said property northerly to the southerly right-of-way of N.E. 104th Street; and a strip of land 5.00 feet in width lying adjacent to and westerly of a line running parallel to and 40.00 feet westerly of the following described line from Engineer's P.T. Station 103+80.62 of said described line northerly to the north line of said property;

Beginning at a point on the center of right-of-way of Avondale Road which bears N 79°53'39" W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N 69°43'28" W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of 40°24'00" an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N 20°07'28" W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N 69°52'32" E at a distance of 992.22 feet; thence northerly along said curve through a central angle of 13°54'41" an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N 6°12'47" W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N 83°47'13" E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N 0°42'47" W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S 89°17'13" W at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears S 61°57'25" W at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing an area of 1,071 square feet or 0.025 acres.



S.W. 1/4 SEC. 31 T. 26 N. R. 6 E. W.M.

PARCEL No. 13

Permant Roadway and Utilities Easement
Legal Description

That portion as described below of the following described property:

That portion of the south half of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the north line of said subdivision with the westerly margin of the county road known as Redmond-Bear Creek Road;
thence south $6^{\circ}15'14''$ east, along said westerly margin 87.54 feet to the true point of beginning of tract herein described;
thence continuing south $6^{\circ}15'14''$ east along said westerly margin 165.99 feet;
thence west 226.35 feet;
thence north 165.00 feet;
thence east 208.47 feet to the true point of beginning.

DESCRIPTION:

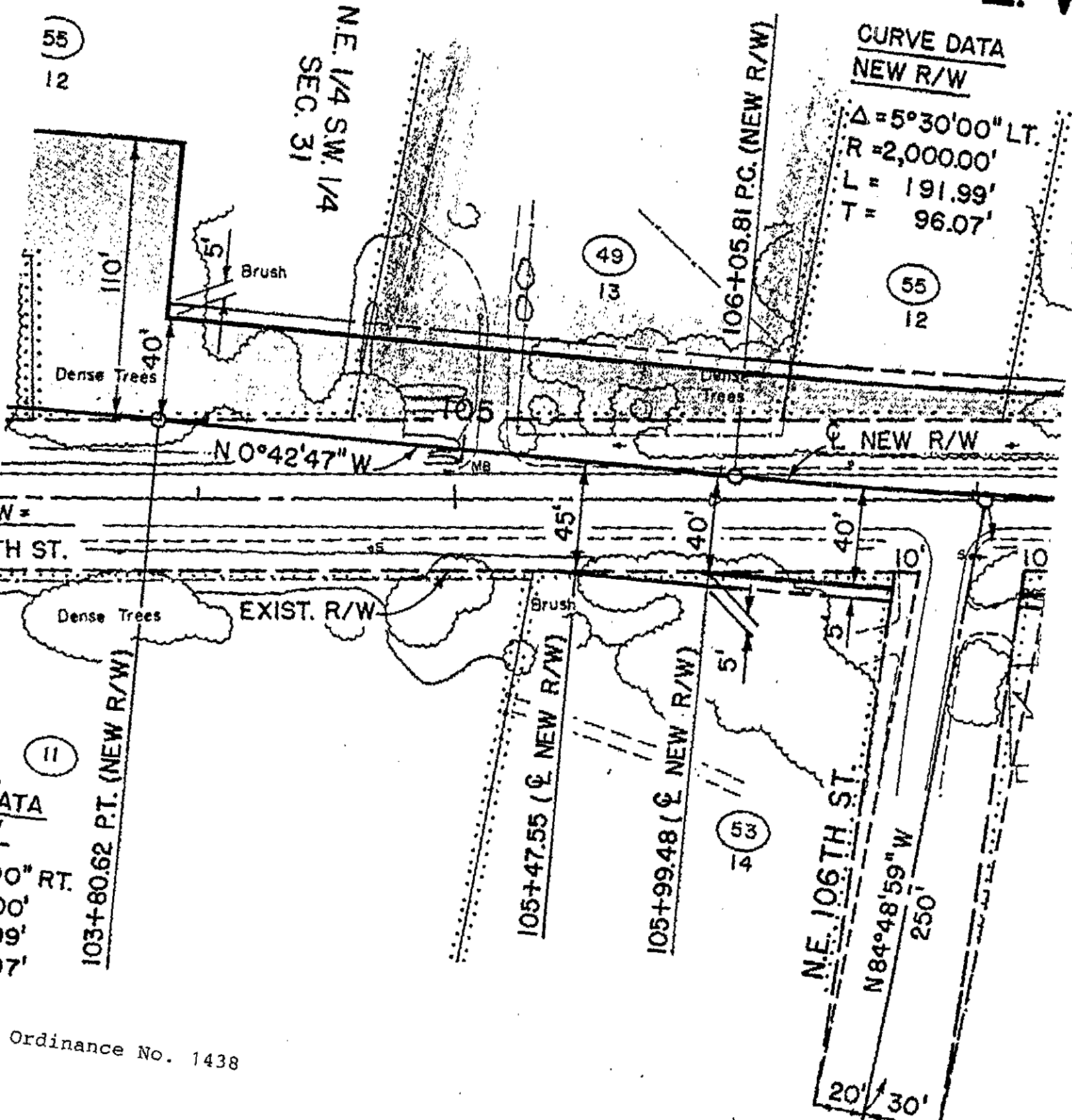
A strip of land 5.00 feet in width lying adjacent to and westerly of a line running parallel to and 40.00 feet westerly of the following described line:

Beginning at a point on the center of right-of-way of Avondale Road which bears N $79^{\circ}53'39''$ W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N $69^{\circ}43'28''$ W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of $40^{\circ}24'00''$ an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N $20^{\circ}07'28''$ W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N $69^{\circ}52'32''$ E at a distance of 992.22 feet; thence northerly along said curve through a central angle of $13^{\circ}54'41''$ an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N $6^{\circ}12'47''$ W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N $83^{\circ}47'13''$ E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of $5^{\circ}30'00''$ an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N $0^{\circ}42'47''$ W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S $89^{\circ}17'13''$ W at a distance of 2000.00 feet; thence northerly along said curve through a central angle of $5^{\circ}30'00''$ an arc distance of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears S $61^{\circ}57'25''$ W at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing an area of 825 square feet.

PARCEL No. 13
Easement

S.W. 1/4 SEC. 31 T. 26 N. R. 6 E. W



Parcel No. 15

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

That portion as described below of the following described property:

That portion of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at a point 20 feet south of the northwest corner of said subdivision;
thence south 640 feet to the true point of beginning;
thence east 429.71 feet to the westerly line of Avondale Road;
thence northerly along the westerly line 100 feet;
thence west to a point north of the true point of beginning;
thence south to the true point of beginning.

DESCRIPTION:

A strip of land 5.00 feet in width lying adjacent to and westerly of a line running parallel to and 40.00 feet westerly of the following described line from the south line of said property northerly to Engineer's P.T. Station 107+97.80 of said described line; and a strip of land 5.00 feet in width lying adjacent to and westerly of a line running parallel to and 40.00 feet westerly of the center of right-of-way of Avondale Road from Engineer's P.T. Station 107+97.80 northerly to the north line of said property:

Beginning at a point on the center of right-of-way of Avondale Road which bears N 79°53'39" W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N 69°43'28" W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of 40°24'00" an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N 20°07'28" W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N 69°52'32" E at a distance of 992.22 feet; thence northerly along said curve through a central angle of 13°54'41" an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N 6°12'47" W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N 83°47'13" E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N 0°42'47" W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S 89°17'13" W at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears S 61°57'25" W at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing an area of 498 square feet.

3 E. W.M.

Parcel No. 15

DATA

1/W

30'00" LT.

00.00'

91.99'

96.07'

107+97.80 P.T. (NEW R/W) BK.=
107+99.89 (EXIST. R/W) AHD.

68
15

79
18

55
12

Brush

AVONDALE ROAD

W R/W

Brush

N6°12'47"W

110

Dense Trees

Dense Trees

NEW R/W
EASEMENT

45
16

32
17

43
19

N84°48'59"W
250'

30'

Parcel No. 16

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

That portion as described below of the following described property:

The north 81.00 feet of the south 111.00 feet of that portion of the north half of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, lying easterly of county road and westerly of the centerline of Bear Creek;

EXCEPT that portion thereof conveyed to King County, Washington for Redmond-Bear Creek Road, by Deed recorded under Recording Number 2492517;

TOGETHER WITH the adjoining portion of vacated Walter Shults Road.

DESCRIPTION:

A strip of land 5.00 feet in width lying adjacent to and easterly of a line running parallel to and 40.00 feet easterly of the following described line from the south line of said property northerly to Engineer's P.T. Station 107+97.80 of said described line; and a strip of land 5.00 feet in width lying adjacent to and easterly of a line running parallel to and 40.00 feet easterly of the center of right-of-way of Avondale Road from Engineer's P.T. Station 107+97.80 northerly to the north line of said property:

Beginning at a point on the center of right-of-way of Avondale Road which bears N 79°53'39" W at a distance of 680.80 feet from the southeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.; this point being Engineer's P.C. Station 88+12.81 and the beginning of a curve to the left from which the center bears N 69°43'28" W at a distance of 1000.00 feet; thence northerly along said curve through a central angle of 40°24'00" an arc distance of 705.11 feet to Engineer's P.T. Station 95+17.92; thence N 20°07'28" W a distance of 299.52 feet to Engineer's P.C. Station 98+17.44 and the beginning of a curve to the right from which the center bears N 69°52'32" E at a distance of 992.22 feet; thence northerly along said curve through a central angle of 13°54'41" an arc distance of 240.91 feet to Engineer's P.T. Station 100+58.35; thence N 6°12'47" W a distance of 130.28 feet to Engineer's P.C. Station 101+88.63 and the beginning of a curve to the right from which the center bears N 83°47'13" E at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to Engineer's P.T. Station 103+80.62; thence N 0°42'47" W a distance of 225.19 feet to Engineer's P.C. Station 106+05.81 and the beginning of a curve to the left from which the center bears S 89°17'13" W at a distance of 2000.00 feet; thence northerly along said curve through a central angle of 5°30'00" an arc distance of 191.99 feet to a point on the center of right-of-way of Avondale Road which is Engineer's P.T. Equation Station 107+97.80 (back) and 107+99.89 (ahead) and which bears S 61°57'25" W at a distance of 979.94 feet from the northeast corner of the southwest quarter of Section 31, Township 26 North, Range 6 East W.M.

Containing an area of 455 square feet.

E. W.M.

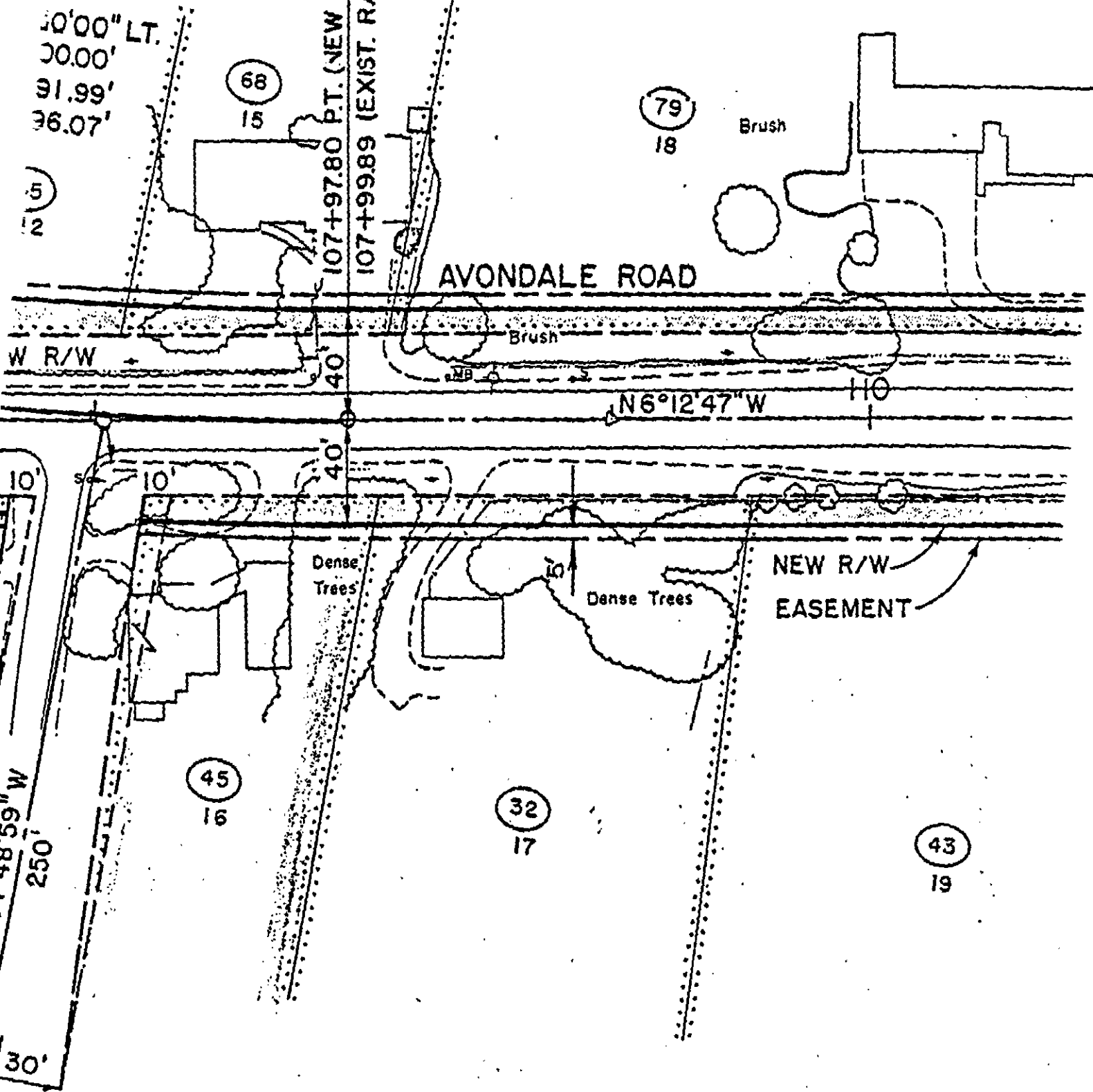
Parcel No. 16

DATA

/W

10'00" LT.
30.00'
31.99'
36.07'

107+97.80 P.T. (NEW R/W) BK.
107+99.89 (EXIST. R/W) AHD.



Parcel No. 17

PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The easterly 5.00 feet of the westerly 15.00 feet lying adjacent to and parallel with the easterly right-of-way (30.00 feet from centerline) of Avondale Road of the following described property:

That portion of the north half of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the north line of said subdivision and the easterly line of the Redmond-Bear Creek County Road;
thence southerly along the easterly line of said county road, a distance of 297 feet to the true point of beginning;
thence north 89° east to the center line of Bear Creek;
thence southerly along the centerline of said creek to a line parallel with and 111 feet north of the south line of said north half of the northeast quarter of the southwest quarter of said Section 31;
thence westerly along said parallel line of the easterly line of said county road;
thence northerly along said easterly line of county road to the point of beginning.

Containing an area of 724 square feet or 0.017 acres.

J E. W.M.

Parcel No. 17

DATA

W

- 0'00" LT.
- 70.00'
- 31.99'
- 36.07'

5
2

107+97.80 PT. (NEW R/W) BK.
 107+99.89 (EXIST. R/W) AHD.

68
15

79
18

Brush

AVONDALE ROAD

Brush

N R/W

40'

N6°12'47"W

110

Dense
Trees

Dense Trees

NEW R/W
EASEMENT

45
16

32
17

43
19

10'
 48'59" W
 250'
 30'

Parcel No. 18
PERMANENT ROADWAY & UTILITIES EASEMENT
LEGAL DESCRIPTION

The westerly 5.00 feet of the easterly 15.00 feet lying adjacent to and parallel with the westerly right-of-way (30.00 feet from centerline) of Avondale Road of the following described property:

That portion of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the northwest corner of said subdivision;
thence south 660 feet;
thence east 429.71 feet to the westerly line of Avondale Road;
thence northerly along said westerly line to the north line of said subdivision;
thence west to the point of beginning;
EXCEPT the north 190 feet thereof;
AND EXCEPT that portion thereof lying south of the following described line;

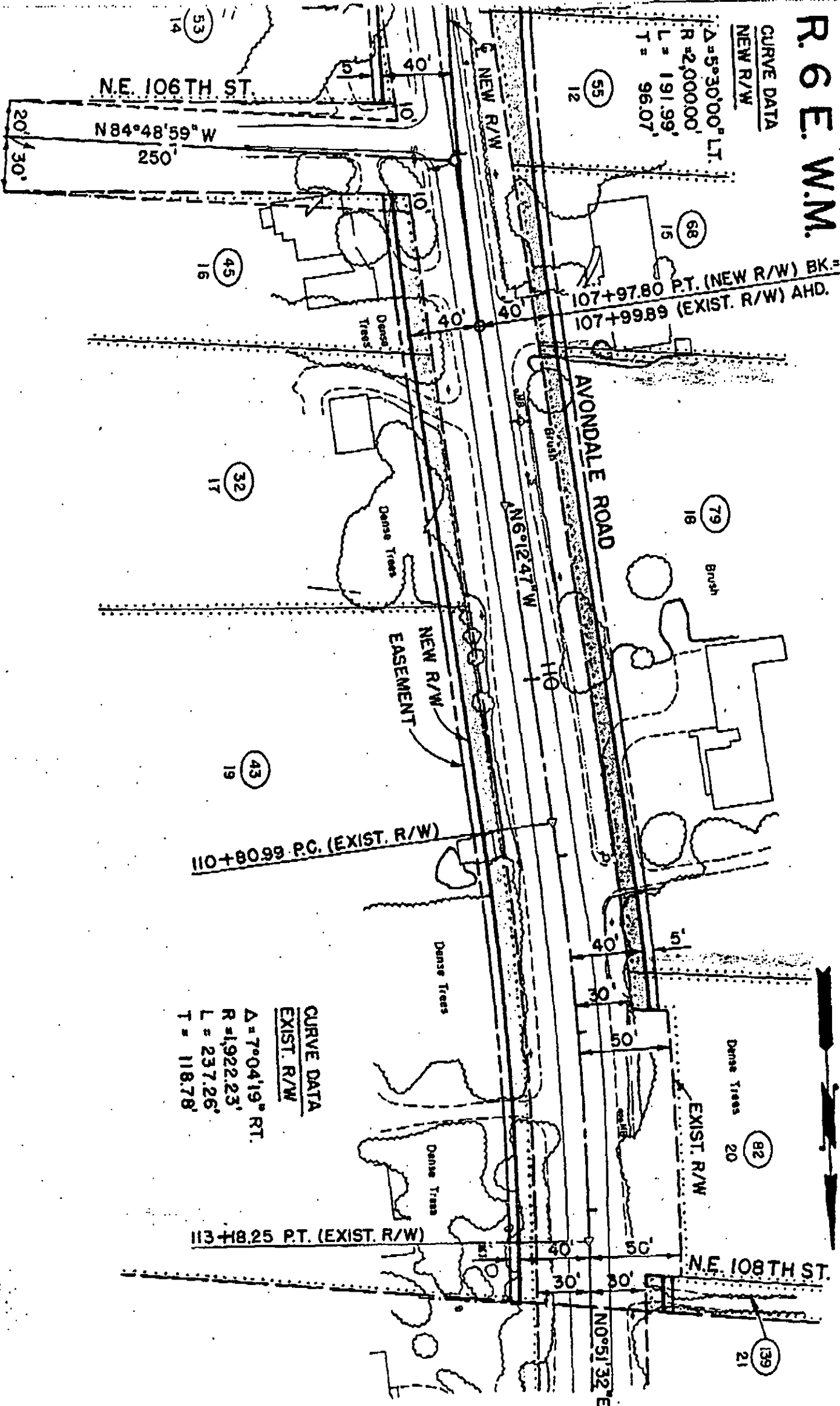
Beginning at the point on the westerly line of Avondale Road a distance northerly 100 feet as measured along said westerly line from the southeast corner of the above described main tract;
thence west to the line of said main tract and the terminus of said described line.

Containing an area of 1,795 square feet or 0.041 acres.

R. 6 E. W.M.

CURVE DATA
NEW R/W

$\Delta = 5^{\circ}30'00''$ LT.
 $R = 2,000.00'$
 $L = 191.99'$
 $T = 96.07'$



CURVE DATA
EXIST. R/W

$\Delta = 7^{\circ}04'19''$ RT.
 $R = 1,922.23'$
 $L = 237.26'$
 $T = 118.78'$

PARCEL No. 20

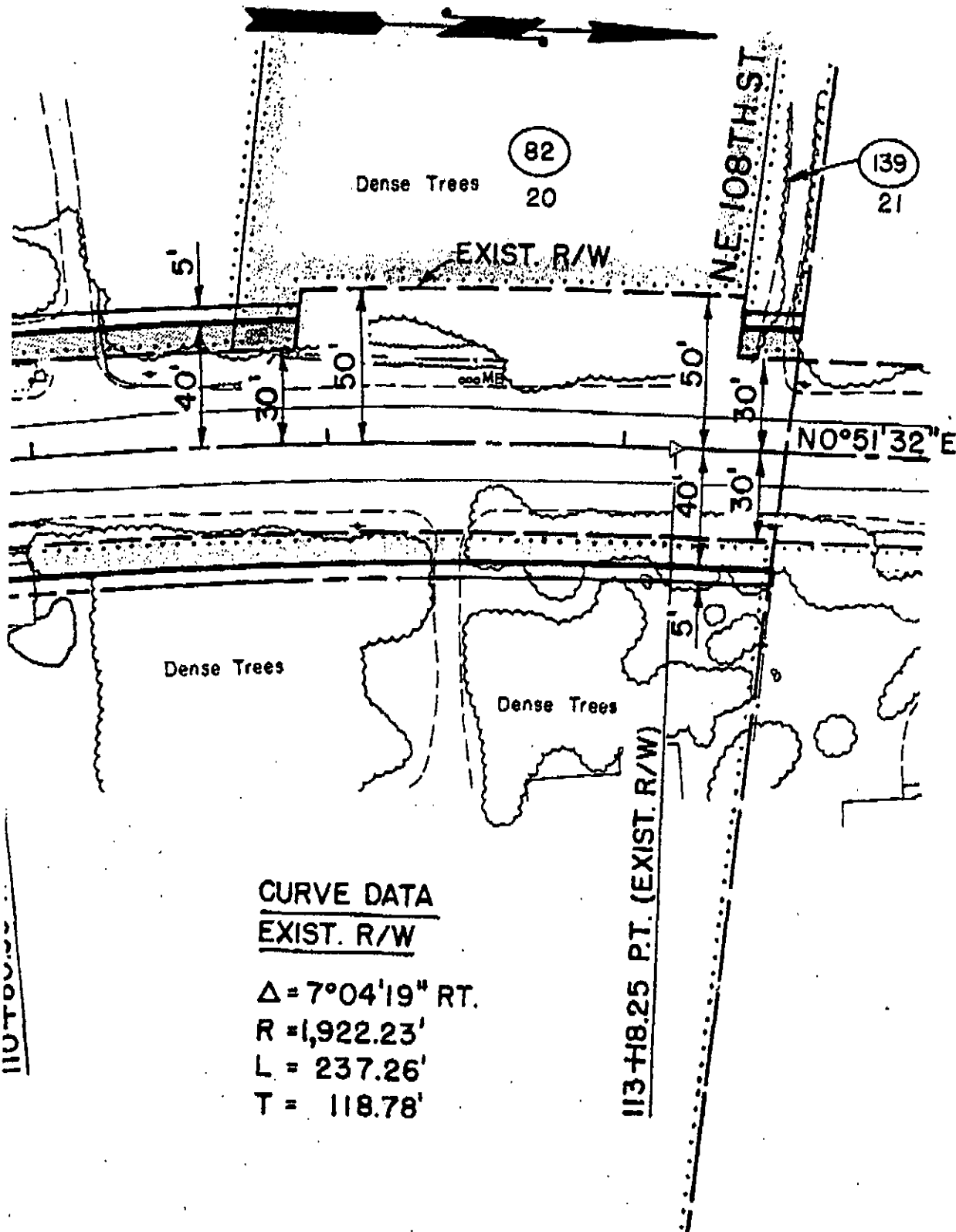
Permanent Roadway and Utilities Easement
Legal Description

The westerly 5.00 feet of the easterly 15.00 feet of the southerly 20.00 feet lying adjacent to and parallel with the westerly right-of-way (30.00 feet from centerline) of Avondale Road of the following described property:

The south 170 feet of the north 190 feet of that portion of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, lying westerly of the westerly line of the Avondale Road; EXCEPT the east 20 feet thereof conveyed to King County for road by deed recorded under Recording Number 5813076;
AND EXCEPT the west 150 feet of the north 150 feet thereof.

Containing an area of 101 square feet.

PARCEL No. 20
Easement



CURVE DATA
EXIST. R/W
 $\Delta = 7^{\circ}04'19''$ RT.
 $R = 1,922.23'$
 $L = 237.26'$
 $T = 118.78'$

PARCEL No. 21

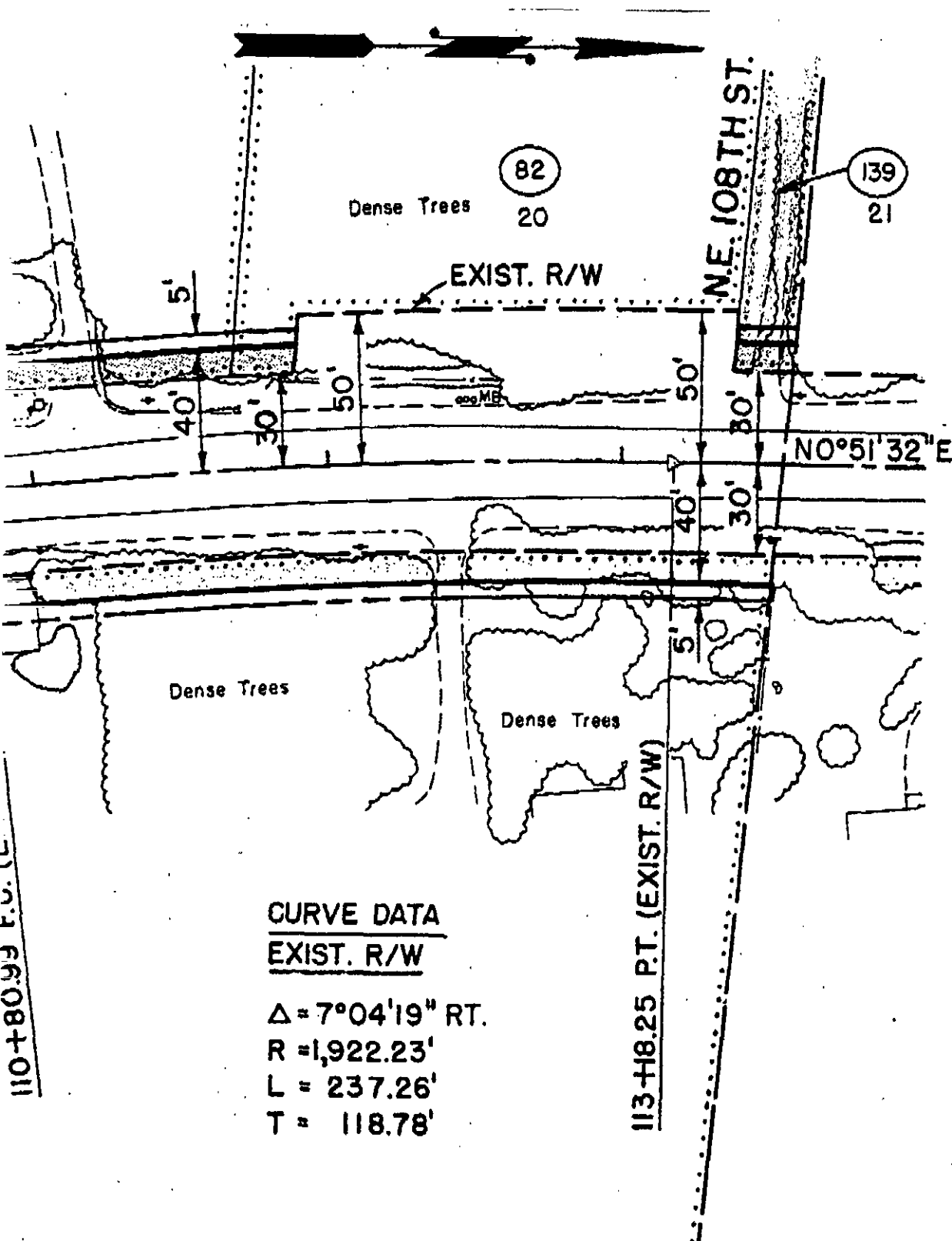
Permanent Roadway and Utilities Easement
Legal Description

The westerly 5.00 feet of the easterly 15.00 feet lying adjacent to and parallel with the westerly right-of-way (30.00 feet from centerline) of Avondale Road of the following described property:

That part of the north 20 feet of the northeast quarter of the southwest quarter of Section 31, Township 26 North, Range 6 East, W.M. in King County, Washington, lying westerly of the Redmond-Bear Creek Road.

Containing an area of 100 square feet.

PARCEL No. 21
Easement



CURVE DATA
EXIST. R/W

$\Delta = 7^{\circ}04'19''$ RT.
 $R = 1,922.23'$
 $L = 237.26'$
 $T = 118.78'$