

ORDINANCE NO. 6568

AN ORDINANCE authorizing condemnation of property for Petrovitsky Road (Benson Road to 120th Avenue S.E.) Phase 1 - R/W 2077

STATEMENT OF FACTS

1. The King County council on November 22, 1982, by Ordinance No. 6213, did adopt the 1983 Budget and Program and did provide therein for a Transportation Program.

2. The King County Transportation Program provides for the County Road System Development and Improvement Program coordinating the kind of road with other elements of the larger transportation system, abutting land uses and business, industry, government and residential processes.

3. The Capital Budget and Program provides for the acquisition and construction of Petrovitsky Road (Benson Road to 120th Avenue S.E.) Phase I.

4. In order to acquire the property and property rights required to lay out and construct Petrovitsky Road (Benson Road to 120th Avenue S.E.) Phase I, it is necessary for King County to condemn certain lands and property rights and rights in property for road purposes and hereinafter more particularly set forth.

5. The King County council finds that the public health, safety, necessity and convenience demands that Petrovitsky Road (Benson Road to 120th Avenue S.E.) Phase I be constructed within King County in accordance with the Capital Budget and Program, and that certain properties, property rights and rights in property be condemned, appropriated, taken and damaged for the purpose of constructing Petrovitsky Road (Benson Road to 120th Avenue S.E.) Phase I, as provided in this ordinance.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County council has deemed it necessary and in the best interest of the citizens of King County that the lands hereinafter described, and other property rights and/or rights in property be condemned, appropriated, taken and damaged for the purpose of constructing Petrovitsky Road (Benson Road to 120th Avenue S.E.) Phase I, subject to the making or paying of just compensation to the owners hereof in the manner provided by law.

## WARRANTY DEEDS

James L. and Sharon West - Parcel 1

That portion of the North 150 feet of the South 180 feet of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 23 North, Range 5 East, W.M., King County, Washington;

Lying Southerly of a line 42 feet Northerly of and parallel with the centerline of Petrovitsky Road as surveyed by King County Survey No. 29-23-5-15;  
EXCEPT the East 200 feet thereof; and  
EXCEPT the West 30 feet thereof; and  
EXCEPT that portion thereof condemned for secondary State Highway No. 5-C(SR 515) under Superior Court Cause No. 657054; and  
EXCEPT that portion thereof condemned for SR 515 under Superior Court Cause No. 793269.

Contains an area of 714 square feet or 0.016 Acres, M/L

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

Shell Oil Company - Parcel 3 (Marenakos)

That portion of the North 6/10th of the West 1/2 of the West 1/2 of the North-West 1/4 of the Northeast 1/4 of Section 32, Township 23 North, Range 5 East, W.M., King County, Washington;

Lying Northerly of a line 42 feet Southerly of and parallel with the centerline of Petrovitsky Road as surveyed by King County Survey No. 29-23-5-15;  
EXCEPT the East 150 feet thereof;  
EXCEPT the West 30 feet thereof;  
EXCEPT the North 30 feet deeded to King County for road purposes under Auditor's File No. 1062888;  
EXCEPT that portion thereof conveyed to the State of Washington by Deed recorded under Auditor's File No. 6067819; and  
EXCEPT portion thereof conveyed to State of Washington by deeds recorded under Auditor's File Nos. 7311200458 and 7311200459.

Contains an area of 1,340 square feet or 0.03 Acres, M/L

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

Albertson's Inc. - Parcel 4

That portion of the West 1/2 of the West 1/2 of the Northwest 1/4 of the North-East 1/4 of Section 32, Township 23 North, Range 5 East, W.M., King County, Washington, described as follows:

Beginning at the North 1/4 corner of said Section 32; thence South 1°26'23" West along the North-South centerline of said Section, 185.32 feet to the North line of the South 642 feet of the North 6/10ths of said West 1/2 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 32; thence South 88°57'26" East along said North line, 30.00 feet to the East margin of 108th Avenue Southeast as conveyed to King County by deed recorded under Auditor's File No. 791766 and the true point of beginning; continuing thence South 88°57'26" East along said North line, 151.83 feet to the West line of the East 150 feet of said subdivision; thence North 1°25'25" East 153.23 feet to the South margin of Southeast 176th Street, also known as Petrovitsky Road, as conveyed to King County by Instrument recorded under Auditor's File No. 1062888, in King County, Washington; thence South 88°18'04" East along said South margin, 65.00 feet; thence South 1°25'25" West parallel to the East

1 line of said West 1/2 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4  
 2 of Section 32, 152.48 feet to the North line of the South 642 feet of the North  
 3 6/10ths of said subdivision; thence South 88°57'26" East, along said North line,  
 4 85.00 feet to the East line of said subdivision; thence South 1°25'25" West  
 5 along said East line, 250.00 feet to the North line of the South 392 feet of  
 6 the North 6/10ths of said West 1/2 of the West 1/2 of the Northwest 1/4 of the  
 7 Northeast 1/4 of Section 32; thence North 88°57'26" West along said North line,  
 8 301.90 feet to the East margin of said 108th Ave. S.E.; thence North 1°26'23"  
 9 East along said East margin, 250.00 feet to the true point of beginning.

10 EXCEPT that portion lying within 108th Ave. S.E. as conveyed to King County  
 11 by deeds recorded under Auditor's File Nos. 7302140469, 7302140471 and  
 12 7302140472.

13 Deed Take

14 All that portion of the above described tract of land lying Northerly of a  
 15 line 42 feet Southerly of and parallel to the centerline of Petrovitsky Road  
 16 as surveyed by King County Survey # 29-23-5-15.

17 Contains an area of 780 square feet, or 0.018 Acres, M/L.

18 Together with the right to make all necessary slopes for cuts and fills upon  
 19 the abutting property on each side of any road which is now, or may be  
 20 constructed hereafter on said property, in conformity with standard plans  
 21 and specifications for highway purposes.

22 Water District No. 58 - Parcel 5

23 The East 100 feet of the West half of the Southwest quarter of the Southwest  
 24 quarter of the Southeast quarter of Section 29, Township 23 North, Range 5  
 25 East, W.M., in King County, Washington,

26 EXCEPT the North 300 feet thereof;  
 27 EXCEPT the South 30 feet for Southeast 176th Street, as conveyed to King  
 28 County by instrument recorded under Auditor's File No. 1095014.

29 Deed Take

30 All that portion of the above described tract of land lying Southerly of a  
 31 line 42 feet Northerly of and parallel to the centerline of Petrovitsky Road  
 32 as surveyed by King County Survey # 29-23-5-15.

33 Contains an area of 1,200 square feet, or 0.027 Acres, M/L.

Together with the right to make all necessary slopes for cuts and fills upon  
 the abutting property on each side of any road which is now, or may be  
 constructed hereafter on said property, in conformity with standard plans  
 and specifications for highway purposes.

Tri West Benson - Parcel 8

The North 76 feet in width of that portion of the West half of the West half  
 of the Northwest quarter of the Northeast quarter of Section 32, Township 23  
 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the North quarter corner of said Section 32; thence South  
 1°26'23" West along the North-South centerline of said Section, 185.32 feet  
 to the North line of the South 642 feet of the North 6/10ths of said West  
 half of the West half of the Northwest quarter of the Northeast quarter of  
 Section 32; thence South 88°57'26" East along said North line 30.00 feet to  
 the East margin of 108th Avenue S.E., as conveyed to King County by deed  
 recorded under Auditor's File No. 791766, records of King County, Washington,  
 continuing thence South 88°57'26" East along said North line 216.83 feet to

1 the West line of the East 85 feet of said subdivision and the true point  
 2 of beginning; thence North 1°25'25" East, parallel to the East line of said  
 3 subdivision, 152.48 feet to the South margin of S.E. 176th Street (also  
 4 known as Petrovitsky Road) as conveyed to King County by instrument recorded  
 5 under Auditor's File No. 1062888, records of said County; thence South  
 6 88°18'04" East, along said South margin, 85.00 feet to the East line of  
 7 said West half of the West half of the Northwest quarter of the Northeast  
 8 quarter of Section 32; thence South 1°25'25" West along said East line  
 9 151.51 feet; thence North 88°57'26" West 85.00 feet to said West line of  
 10 the East 85 feet of said subdivision to the true point of beginning.

11 Deed Take

12 All that portion of the above described tract of land lying Northerly of a  
 13 line 42 feet Southerly of and parallel to the centerline of Petrovitsky Road  
 14 as surveyed by King County Survey # 29-23-5-15.

15 ALSO, that portion lying Northeasterly of the arc of a circle having a radius  
 16 of 25 feet which is tangent to a line 42 feet Southerly of and parallel to the  
 17 centerline of S.E. 176th Street and tangent to a line 25 feet Westerly of  
 18 and parallel with the centerline of 109th Avenue S.E.

19 Contains an area of 1,154 square feet, or 0.03 Acres, M/L.

20 Together with the right to make all necessary slopes for cuts and fills upon  
 21 the abutting property on each side of any road which is now, or may be  
 22 constructed hereafter on said property, in conformity with standard plans  
 23 and specifications for highway purposes.

24 Jerome and Joyce Barnier - Parcel 12

25 The North 140 feet of the West 1/4 of the East 1/2 of the Northwest 1/4  
 26 of the Northeast 1/4 of Section 32, Township 23 North, Range 5 East, W.M.,  
 27 King County, Washington,  
 28 LESS West 30 feet;  
 29 LESS County Road.

30 Deed Take

31 All that portion of the above described Tract of land lying Northerly of a  
 32 line 42 feet Southerly of and parallel to the centerline of Petrovitsky Road  
 33 as surveyed by King County, Survey No. 29-23-5-15;

ALSO, that portion lying Northwesterly of the arc of a circle having a  
 radius of 25 feet which is tangent to a line 42 feet Southerly of and parallel  
 to the centerline of S.E. 176th Street and tangent to a line 25 feet  
 Easterly of and parallel with the centerline of 110th Avenue S.E.

Contains an area of 1,778 square feet of 0.04 Acres, M/L.

Together with the right to make all necessary slopes for cuts and fills upon  
 the abutting property on each side of any road which is now, or may be  
 constructed hereafter on said property, in conformity with standard plans  
 and specifications for highway purposes.

Jerome and Joyce Barnier - Parcel 16

The East 1/2 of the West 1/2 of the East 1/2 of the Northwest 1/4 of the  
 Northeast 1/4 of Section 32, Township 23 North, Range 5 East, W.M., King  
 County, Washington,  
 EXCEPT the North 30 feet and the South 30 feet thereof for road;

Being known as Tract 22, Spring Glen Garden Tracts, according to the  
 unrecorded Plat thereof, EXCEPT the North and South 30 feet thereof.

1 All that portion of the above described Tract of land lying Northerly of a  
2 line 42 feet Southerly of and parallel to the centerline of Petrovitsky Road  
as surveyed by King County Survey No. 29-23-5-15.

3 Contains an area of 1990 square feet or 0.046 Acres, M/L

4 Together with the right to make all necessary slopes for cuts and fills  
5 upon the abutting property on each side of any road which is now, or may  
6 be constructed hereafter on said property, in conformity with standard  
plans and specification for highway purposes.

7 W. F. & Sheila S. Montgomery - Parcel 17

8 That portion of Lot 16, Higginbotham Addition, Volume 65 of Plats, page 83,  
9 records of King County, Washington, lying North of a line 42 feet South of  
and parallel with the centerline of Petrovitsky Road;  
10 ALSO, that portion of said Lot 16 lying Northeasterly of the arc of a circle,  
having a radius of 25 feet, tangent to a line 42 feet Southerly of and  
11 parallel with the centerline of Petrovitsky Road and also tangent to a line  
27 feet Westerly of and parallel with the centerline of 111th Avenue S.E.

12 Contains an area of 1,613 square feet or 0.037 Acres, M/L.

13 Together with the right to make all necessary slopes for cuts and fills  
14 upon the abutting property on each side of any road which is now, or may  
15 be constructed hereafter on said property, in conformity with standard  
plans and specification for highway purposes.

16 Lyle H. & Suzanne M. Malick - Parcel 21

17 The North 235 feet of the South 265 feet of the West 1/2 of the Southeast  
18 1/4 of the Southeast 1/4 of Section 29, Township 23 North, Range 5 East,  
W.M., King County, Washington;  
19 LESS the West 135 feet;  
LESS East 330 feet!

20 Deed Take

21 All that portion of the above described tract of land lying Southerly of a  
22 line 42 feet Northerly of and parallel to the centerline of Petrovitsky  
Road as surveyed by King County Survey No. 29-23-5-15.

23 Contains an area of 2,378 square feet or 0.055 Acres, M/L.

24 Together with the right to make all necessary slopes for cuts and fills  
25 upon the abutting property on each side of any road which is now, or may  
26 be constructed hereafter on said property, in conformity with standard  
plans and specifications for highway purposes.

27 Craig R. & Pamela Hautamaki - Parcel 35

28 The Northerly 4 feet of Lot 1, Belterra No. 10, Volume 117 of Plats, pages  
29 33 and 34, records of King County, Washington.

30 Contains an area of 662 square feet, or 0.015 Acres, M/L.

31 Together with the right to make all necessary slopes for cuts and fills  
32 upon the abutting property on each side of any road which is now, or may  
be constructed hereafter on said property, in conformity with standard  
plans and specifications for highway purposes.

1 Richard L. Pierotti - Parcel 36

2 That portion of the East 1/2 of the West 1/2 of the East 1/2 of the Northeast  
3 1/4 of the Northeast 1/4 of Section 32, Township 23 North, Range 5 East,  
4 W.M., King County, Washington, lying Northerly of a line 42 feet Southerly  
5 of and parallel with the centerline of Petrovitsky Road, as surveyed by King  
6 County Survey No. 29-23-5-15;  
7 EXCEPT that portion lying in S.E. 176th Street (Petrovitsky Road).

8 Contains an area of 1,990 square feet or 0.046 Acres, M/L.

9 Together with the right to make all necessary slopes for cuts and fills  
10 upon the abutting property on each side of any road which is now, or may  
11 be constructed hereafter on said property, in conformity with standard  
12 plans and specifications for highway purposes.

13 W.E. and Beverly A. Bowden - Parcel 37

14 That portion of Lot 2 of Short Plat No. 677114 Revision, recorded April 12,  
15 1979 under Auditor's File No. 7904120867, being a revision of Short Plat  
16 recorded July 21, 1977 under Auditor's File No. 7707210589, lying Northerly  
17 of a line 42 feet Southerly of and parallel with the centerline of  
18 Petrovitsky Road as surveyed by King County Survey No. 29-23-5-15.

19 Contains an area of 2,498 square feet, or 0.057 Acres, M/L.

20 Together with the right to make all necessary slopes for cuts and fills  
21 upon the abutting property on each side of any road which is now, or may  
22 be constructed hereafter on said property, in conformity with standard  
23 plans and specifications for highway purposes.

24 Michael J. Reilly - Parcel 40

25 TRACT "X"

26 The West 104 feet of the South 152 feet of the Southwest 1/4 of the Southwest  
27 1/4 of Section 28, Township 23 North, Range 5 East, W.M., King County,  
28 Washington;  
29 EXCEPT the West 30 feet; and  
30 EXCEPT County Road, Auditor's File No. 2565920.

31 That portion of Tract "X" lying Southwesterly of an arc of a circle, having  
32 a radius of 35 feet, tangent to a line 30 feet Northerly of and parallel with  
33 the centerline of S.E. 176th Street (Petrovitsky Road) and also tangent to  
a line 30 feet Easterly of and parallel with the centerline of 116th Avenue  
S.E., both centerlines as surveyed by King County Road Survey No. 29-23-5-15.

Contains an area of 263 square feet or 0.006 Acres, M/L.

Together with the right to make all necessary slopes for cuts and fills upon  
the abutting property on each side of any road which is now, or may be  
constructed hereafter on said property, in conformity with standard plans  
and specifications for highway purposes.

John and Martina Starkovich - Parcel 47

That portion of Lot 1 of Short Plat No. 67114 Revision, recorded April 12,  
1979 under Auditor's File No. 7904120867, being a revision of Short Plat  
recorded July 21, 1977 under Auditor's File No. 7707210589, lying Northerly  
of a line 42 feet Southerly of and parallel with the centerline of Petrovitsky  
Road as surveyed by King County Survey No. 29-23-5-15;

1 ALSO, that portion of said Lot 1 lying Northeasterly of the arc of a circle,  
2 having a radius of 25 feet, tangent to a line 42 feet Southerly of and  
3 parallel with the centerline of Petrovitsky Road and also tangent to a line  
4 30 feet Westerly of and parallel with the centerline of 116th Avenue S.E.,  
5 both centerlines as surveyed by King County Road Survey No. 29-23-5-15.

6 Contains an area of 1,255 square feet or 0.03 Acres, M/L

7 Together with the right to make all necessary slopes for cuts and fills  
8 upon the abutting property on each side of any road which is now, or may  
9 be constructed hereafter on said property, in conformity with standard  
10 plans and specifications for highway purposes.

11 Fletcher B. and Toni Zufelt - Parcel 49

12 That portion of the East 90 feet of the West 211 feet of Lot 1, Block 1,  
13 Northwestern Garden Tracts, Division No. 1, Volume 45 of Plats, page 47,  
14 Records of King County, Washington, lying Northerly of a line 42 feet  
15 Southerly of and parallel with the centerline of Petrovitsky Road, as  
16 surveyed by King County Survey No. 29-23-5-15.

17 Contains an area of 101 square feet or 0.002 Acres, M/L

18 Together with the right to make all necessary slopes for cuts and fills  
19 upon the abutting property on each side of any road which is now, or may  
20 be constructed hereafter on said property, in conformity with standard  
21 plans and specifications for highway purposes.

22 Ross Tillotson - Parcel 60

23 Lot 1 and Tract "A" of King County Short Plat No. 677188 Recorded under  
24 Auditor's File No. 7712220667. Said Short Plat described as follows:

25 Lot 3, Block 1 of Northwestern Garden Tracts, Division No. 1 as recorded in  
26 Volume 45 of Plats, page 47, Records of King County, Washington.

27 The Westerly 6 feet of the above described Lot 1 and Tract "A".

28 Contains an area of 846 square feet or 0.02 Acres, M/L.

29 Together with the right to make all necessary slopes for cuts and fills upon  
30 the abutting property on each side of any road which is now, or may be  
31 constructed hereafter on said property, in conformity with standard plans  
32 and specifications for highway purposes.

33 R.M. Boe - Parcel 61

Lot 2, Block 1 of Northwestern Garden Tracts, Division No. 1, recorded in  
Volume 45 of Plats, page 47, records of King County, Washington.

The Westerly 6 feet of the above described tract of land.

Contains an area of 846 square feet, or 0.02 Acres, M/L.

Together with the right to make all necessary slopes for cuts and fills upon  
the abutting property on each side of any road which is now, or may be  
constructed hereafter on said property, in conformity with standard plans  
and specifications for highway purposes.

Ronnie R. Hynes - Parcel 62

The West 121 feet, Less the North 70 feet thereof, of Lot 1, Block 1 of Northwestern Garden Tracts, Division No. 1, recorded in Volume 45 of Plats, page 47, Records of King County, Washington.

The West 6 feet of the above described tract of land.

Contains an area of 426 square feet or 0.01 Acres, M/L.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

QUIT CLAIM DEEDMarcia H. Enders - Parcel 54

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township 23 North, Range 5 East, W.M., King County, Washington, lying Southerly of Petrovitsky Road;  
EXCEPT the East 80 feet thereof.

Contains an area of 14,760 square feet or 0.34 Acres, M/L.

SLOPE EASEMENTSSam Zerwoodis & James Marenakos - Parcel 3

The North 6/10th of the West 1/2 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 23 North, Range 5 East, W.M., King County, Washington;  
EXCEPT the South 642 feet thereof; EXCEPT the East 150 feet thereof;  
EXCEPT the West 30 feet thereof; EXCEPT the North 30 feet deeded to King County for road purposes under Auditor's File No. 1062888; EXCEPT that portion thereof conveyed to the State of Washington by deed recorded under Auditor's File No. 6067819; and EXCEPT portion thereof conveyed to State of Washington by deeds recorded under Auditor's File Nos. 7311200458 and 7311200459.

To make slopes on the said property for cuts and fills, as follows:

A strip of land, 1 foot in width, adjoining and Southerly of the following described line:  
BEGINNING on the Westerly property line, at a point 42 feet right of the centerline of Petrovitsky Road, as surveyed by King County Road Survey No. 29-23-5-15; THENCE Easterly, parallel with said centerline to a point opposite Engineer's Station 1+22.5; THENCE Easterly to a point 42.5 feet right of Engineer's Station 1+40; THENCE Easterly, parallel with said centerline, to a terminus on the East property line, 42.5 feet right of said centerline.

Contains an area of 123 square feet or 0.003 Acres, M/L.

Albertson's Inc. - Parcel 4

That portion of the West 1/2 of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 23 North, Range 5 East, W.M., King County, Washington, described as follows:



1 Beginning at the North 1/4 corner of said Section 32; Thence South 1°26'23"  
2 West along the North - South centerline of said Section, 185.32 feet to the  
3 North line of the South 642 feet of the North 6/10ths of said West 1/2 of  
4 the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 32;  
5 Thence South 88°57'26" East along said North line, 30.00 feet to the East  
6 margin of 108th Avenue Southeast as conveyed to King County by deed recorded  
7 under Auditor's File No. 791766 and the true point of beginning; continuing  
8 thence South 88°57'26" East along said North line, 151.83 feet to the West  
9 line of the East 150 feet of said subdivision; Thence North 1°25'25" East  
10 153.23 feet to the South margin of Southeast 176th Street "also known as  
11 Petrovitsky Road" as conveyed to King County by instrument recorded under  
12 Auditor's File No. 1062888, in King County, Washington; Thence South  
13 88°18'04" East along said South margin, 65.00 feet; Thence South 1°25'25"  
14 West parallel to the East line of said West 1/2 of the West 1/2 of the  
15 Northwest 1/4 of the Northeast 1/4 of Section 32, 152.48 feet to the North  
16 line of the South 642 feet of the North 6/10ths of said subdivision;  
17 Thence South 88°57'26" East, along said North line, 85.00 feet to the East  
18 line of said subdivision; Thence South 1°25'25" West along said East line,  
19 250.00 feet to the North line of the South 392 feet of the North 6/10ths  
20 of said West 1/2 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4  
21 of Section 32; Thence North 88°57'26" West along said North line, 301.90  
22 feet to the East margin of said 108th Avenue Southeast; Thence North  
23 1°26'23" East along said East margin, 250.00 feet to the true point of  
24 beginning.

25 EXCEPT that portion lying within 108th Avenue Southeast as conveyed to  
26 King County by deeds recorded under Auditor's File Nos. 7302140469,  
27 7302140471 and 7302140472.

28 To make slopes on the said property for cuts and fills, as follows:

29 The Southerly 2 feet of the Northerly 14.5 feet of the above described  
30 tract of land;  
31 LESS the East 38 feet thereof.

32 Contains an area of 54 square feet or 0.001 Acres, M/L.

33 Tri West Benson - Parcel 8

The North 76 feet in width of that portion of the West 1/2 of the West 1/2  
of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 23 North,  
Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the North 1/4 corner of said Section 32; Thence South 1°26'23"  
West along the North-South centerline of said Section, 185.32 feet to the  
North line of the South 642 feet of the North 6/10ths of said west 1/2 of  
the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 32;  
Thence South 88°57'26" East along said North line 30.00 feet to the East  
margin of 108th Avenue Southeast, as conveyed to King County by deed  
recorded under Auditor's File No. 791766, Records of King County, Washington,  
continuing thence South 88°57'26" East along said North line 216.83 feet  
to the West line of the East 85 feet of said subdivision and the true point  
of beginning; Thence North 1°25'25" East, parallel to the East line of said  
subdivision, 152.48 feet to the South margin of S.E. 176th Street (also  
known as Petrovitsky Road) as conveyed to King County by instrument recorded  
under Auditor's File No. 1062888, Records of said County; Thence South  
88°18'04" East, along said South margin, 85.00 feet to the East line of  
said West 1/2 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of  
Section 32; Thence South 1°25'25" West along said East line 151.51 feet;  
Thence North 88°57'26" West 85.00 feet to said West line of the East 85  
feet of said subdivision to the true point of beginning.

1 To make slopes on the said property for cuts and fills, as follows:

2 A strip of land lying adjacent to and Southerly of a line 42 feet Southerly  
3 of and parallel to the centerline of Petrovitsky Road as surveyed by King  
4 County Road Survey No. 29-23-5-15, said strip of land having a width of  
2.5 feet on the West line of above described tract of land; Thence Easterly  
and decreasing to 0 feet in width opposite Engineer's Station 3+00.

5 Contains an area of 68 square feet or 0.002 Acres, M/L.

6  
7 Lyle H. & Suzanne M. Malick - Parcel 21

8 The North 235 feet of the South 265 feet of the West 1/2 of the Southeast  
9 1/4 of the Southeast 1/4 of Section 29, Township 23 North, Range 5 East,  
W.M., King County, Washington;  
10 LESS the West 135 feet and  
LESS the East 330 feet.

11 To make slopes on the said property for cuts and fills, as follows:

12 The North 4 feet of the South 16 feet of the East 10 feet of the above  
13 described tract of land.

14 Contains an area of 40 square feet or 0.001 Acres, M/L.

15 Gainsborough Common - Parcel 30

16 GAINSBOROUGH COMMONS, a condominium, as Recorded in Volume 47 of Pages 53  
17 through 58, and as filed under Auditor's File No. 8010080554, Records of  
King County, Washington.

18 To make slopes on the said property for cuts and fills, as follows:

19 The East 5 feet of the South 35 feet of the above described Tract of land.

20 Contains an area of 175 square feet, or 0.004 Acres, M/L

21 Richard L. Pierotti - Parcel 36

22 The East 1/2 of the West 1/2 of the East 1/2 of the Northeast 1/4 of the  
23 Northeast 1/4 of Section 32, Township 23 North, Range 5 East, W.M., King  
County, Washington;  
24 EXCEPT that portion lying in S.E. 176th Street (Petrovitsky Road).

25 To make slopes on the said property for cuts and fills, as follows:

26 A strip of land, Southerly of and adjoining a line 47.5 feet Southerly  
27 of and parallel with the centerline of Petrovitsky Road, as surveyed by  
King County Road Survey No. 29-23-5-15, described as follows:

28 Beginning with a width of 9.5 feet, on the West line of said subdivision;  
29 Thence continuing at 9.5 feet in width opposite Engineer's Station 23+00;  
Thence decreasing in width to 8 feet on the East line of said subdivision.

30 Contains an area of 2,228 square feet or 0.051 Acres, M/L.

1 John and Lupe Terry - Parcel 42 & 43

2 The South 150 feet, as measured along the East line, of that portion of the  
3 East 165 feet of the West 330 feet of the Southwest 1/4 of the Southwest  
4 1/4 of Section 28, Township 23 North, Range 5 East, W.M., King County,  
Washington, lying North of Petrovitsky Road, Auditor's File No. 2565920;  
EXCEPT the East 30 feet thereof.

5 To make slopes on the said property for cuts and fills, as follows:

6 The North 7 feet of the South 21 feet of the East 10 feet of the above  
7 described parcel; ALSO, the North 12.5 feet of the South 14 feet of the  
8 East 39.5 feet of the above described parcel;  
EXCEPT the South 5.5 feet of the East 10 feet thereof.

9 Contains an area of 500 square feet or 0.011 Acres, M/L.

10 Jack E. and Sandra J. Harp - Parcel 46

11 The South 80 feet in width of that portion of the East 135 feet of the West  
12 495 feet of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township  
13 23 North, Range 5 East, W.M., King County, Washington, lying Northerly of  
the North line of Petrovitsky Road.

14 To make slopes on the said property for cuts and fills, as follows:

15 A strip of land lying North of the Northerly right of way line of  
16 Petrovitsky Road and South of a line beginning at a point on the West line  
17 of the above described tract of land, said point being 33.5 feet North of  
18 the centerline of Petrovitsky Road as surveyed by King County Road Survey  
19 No. 29-23-5-15; Thence East to a point 33.5 feet North of said centerline  
20 opposite Engineer's Station 31+00; Thence East to a point on the East  
21 line of said tract of land 50 feet North of said centerline; LESS the East  
22 16 feet of the West 39 feet; LESS the East 15 feet of the West 95 feet  
thereof; LESS the North 2.5 feet of the South 4 feet of the East 5 feet  
of the West 63 feet thereof; LESS the South 1.5 feet thereof; and LESS the  
North 2.5 feet of the South 4 feet of the West 5 feet of the East 23 feet  
and, LESS that portion lying Southwesterly of the arc of a circle having a  
radius of 20 feet which is tangent to the West line of said tract of land  
and tangent to a line which is 31.5 feet Northerly of and parallel to the  
centerline of Petrovitsky Road as surveyed by King County Road Survey No.  
29-23-5-15.

23 Contains an area of 516 square feet or 0.012 Acres, M/L.

24 Ronnie R. Hynes - Parcel 62

25 The West 121 feet, LESS the North 70 feet thereof, of Lot 1, Block 1 of  
26 Northwestern Garden Tracts, Division No. 1, recorded in Volume 45 of Plats,  
page 47, Records of King County, Washington.

27 To make slopes on the said property for cuts and fills, as follows:

28 The Easterly 2 feet of the Westerly 8 feet of the above described tract  
29 of land; LESS the Northerly 22 feet of the Southerly 27 feet thereof.

30 Contains an area of 142 square feet or 0.003 Acres, M/L.

TEMPORARY CONSTRUCTION EASEMENTS FOR SLOPES

1 W.E. and Beverly A. Bowden - Parcel 37

2 Lot 2 of Short Plat No. 677114 Revision recorded April 12, 1979 under  
3 Auditor's File No. 7904120867, being a revision of Short Plat recorded  
4 July 21, 1977 under Auditor's File No. 7707210589, being a portion of:  
5 The North 1/2 of the East 1/2 of the East 1/2 of the East 1/2 of the  
6 Northeast 1/4 of the Northeast 1/4 of Section 32, Township 23 North, Range  
7 5 East, W.M., King County, Washington; EXCEPT the South 87 feet, EXCEPT the  
8 North 30 feet and the East 30 feet thereof, heretofore conveyed to King  
9 County for road purposes; EXCEPT the South 75 feet of the East 126 feet  
10 thereof; ALSO, the North 1/2 of the West 1/2 of the East 1/2 of the East  
11 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 32, Township 23  
12 North, Range 5 East, W.M., King County, Washington; EXCEPT the South 87  
13 feet; EXCEPT the North 30 feet thereof, heretofore conveyed to King County  
14 for road purposes.

15 To make slopes on the said property for cuts and fills at a ratio of  
16 6:1 maximum.

DRAINAGE EASEMENTS

17 Jack H. Klaasen - Parcel 22

18 Tract "X":

19 The South 660 feet of the East 330 feet of the West 1/2 of the Southeast 1/4  
20 of the Southeast 1/4 of Section 29, Township 23 North, Range 5 East, W.M.,  
21 King County, Washington;  
22 EXCEPT the South 30 feet thereof for Road, A.F. 1062886.

23 The North 13 feet of the South 25 feet of said Tract "X" lying between  
24 Engineer's Stations 17+82 and 17+97, as surveyed by King County Road  
25 Survey No. 29-23-5-15.

26 Contains an area of 195 square feet or 0.004 Acres, M/L.

27 TOGETHER WITH the right at such time as may be necessary, to enter upon  
28 said property for the purpose of repairing said drainage pipe.

29 R.M. Boe - Parcel 61

30 Lot 2, Block 1, of Northwestern Garden Tracts, Division No. 1, recorded in  
31 Volume 45 of Plats, page 47, Records of King County, Washington.

32 A strip of land lying Easterly of and adjacent to a line 36 feet Easterly  
33 of and parallel to the centerline of 116th Avenue S.E. as surveyed by  
King County Road Survey 29-23-5-15, said strip of land beginning with a  
width of 4 feet on the North line of said Lot 2; Thence Easterly and  
decreasing to 0 feet on South line of said Lot 2.

Contains an area of 282 square feet or 0.006 Acres, M/L.

TOGETHER WITH the right at such time as may be necessary, to enter upon  
said property for the purpose of repairing said drainage ditch and  
driveway culvert.

UTILITY, SIDEWALK AND WALL EASEMENTS

1 Shell Oil Company - Parcel 3 (Marenakos)

2 TRACT "X"

3 The North 6/10th of the West 1/2 of the West 1/2 of the Northwest 1/4 of  
4 the Northeast 1/4 of Section 32, Township 23 North, Range 5 East, W.M.,  
King County, Washington;  
5 EXCEPT the South 642 feet thereof; EXCEPT the East 150 feet thereof;  
6 EXCEPT the West 30 feet; and EXCEPT the North 30 feet deeded to King County  
7 for road purposes under Auditor's File No. 1062888; and EXCEPT that portion  
thereof conveyed to the State of Washington by Deed recorded under Auditor's  
File No. 6067819, and EXCEPT portion thereof conveyed to State of Washington  
by deeds recorded under Auditor's File Nos. 7311200458 and 7311200459.

8 That portion of Tract "X" lying Southerly of a line 42 feet Southerly of  
9 and parallel with the centerline of Petrovitsky Road, as surveyed by King  
County Road Survey No. 29-23-5-15, and Northerly of the following described  
10 line: BEGINNING at a point 42 feet Southerly of said centerline, opposite  
Engineer's Station 1+22.5; THENCE Easterly to a point 42.5 feet right of  
11 said centerline opposite Engineer's Station 1+40; THENCE Easterly to a  
terminus on the East line of Tract "X", at a point 42.5 feet right of said  
12 centerline.

13 The right, privilege and authority to construct and maintain utilities,  
14 sidewalks, walls and planting areas across, under, over and upon the said  
premises.

15 Contains an area of 35 square feet or 0.001 Acres, M/L.

16 Albertson's Inc. - Parcel 4

17 That portion of the West 1/2 of the West 1/2 of the Northwest 1/4 of the  
18 Northeast 1/4 of Section 32, Township 23 North, Range 5 East, W.M., King  
County, Washington, described as follows:  
19 BEGINNING at the North 1/4 corner of said Section 32; Thence South 1°26'23"  
West along the North - South centerline of said section, 185.32 feet to the  
20 North line of the South 642 feet of the North 6/10ths of said West 1/2 of  
the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 32;  
21 Thence South 88°57'26" East along said North line, 30.00 feet to the East  
margin of 108th Avenue Southeast as conveyed to King County by Deed recorded  
22 under Auditor's File No. 791766 and the true point of beginning; continuing  
thence South 88°57'26" East along said North line, 151.83 feet to the West  
23 line of the East 150 feet of said subdivision; Thence North 1°25'25" East  
153.23 feet to the South margin of Southeast 176th Street "also known as  
24 Petrovitsky Road" as conveyed to King County by instrument Recorded under  
Auditor's File No. 1062888, in King County, Washington; Thence South  
25 88°18'04" East along said South margin, 65.00 feet; Thence South 1°25'25"  
West parallel to the East line of said West 1/2 of the West 1/2 of the  
26 Northwest 1/4 of the Northeast 1/4 of Section 32, 152.48 feet to the North  
line of the South 642 feet of the North 6/10ths of said subdivision;  
27 Thence South 88°57'26" East, along said North line, 85.00 feet to the East  
line of said subdivision; Thence South 1°25'25" West along said East line,  
28 250.00 feet to the North line of the South 392 feet of the North 6/10ths  
of said West 1/2 of the West 1/2 of the Northwest 1/4 of the Northeast 1/4  
29 of Section 32; Thence North 88°57'26" West along said North line, 301.90  
feet to the East margin of said 108th Ave. S.E.; Thence North 1°26'23"  
30 East along said East margin, 250.00 feet to the true point of beginning.

31 EXCEPT that portion lying within 108th Ave. S.E. as conveyed to King County  
32 by deeds recorded under Auditor's File Nos. 7302140469, 7302140471 and  
7302140472.

33 The Southerly 0.5 feet of the Northerly 12.5 feet of the above described  
tract of land.

1 The right, privilege and authority to construct and maintain utilities,  
2 sidewalks, walls and planting areas across, under, over and upon the said  
premises.

3 Contains an area of 33 square feet, M/L.

4 Richard L. Pierotti - Parcel 36

5 That portion of the East 1/2 of the West 1/2 of the East 1/2 of the  
6 Northeast 1/4 of the Northeast 1/4 of Section 32, Township 23 North, Range 5  
7 East, W.M., King County, Washington, lying within a strip of land, 5.5 feet  
8 in width, Southerly of and adjoining a line 42 feet Southerly of and  
parallel with the centerline of Petrovitsky Road, as surveyed by King County  
Road Survey No. 29-23-5-15.

9 The right, privilege and authority to construct and maintain utilities,  
10 sidewalks, walls and planting areas across, under, over and upon the  
said premises.

11 Contains an area of 908 square feet, or 0.021 Acres, M/L.

12 W. E. & Beverly A. Bowden - Parcel 37

13 That portion of Lot 2 of Short Plat No. 677114 Revision, recorded April 12,  
14 1979 under Auditor's File No. 7904120867, being a revision of Short Plat  
15 recorded July 21, 1977 under Auditor's File No. 7707210589, lying  
Southerly of a line 42 feet Southerly of and parallel with the centerline  
of Petrovitsky Road and Northerly of a line 47.5 feet Southerly of and  
parallel with said centerline.

16 The right, privilege and authority to construct and maintain utilities,  
17 sidewalks, walls and planting areas across, under, over and upon the  
said premises.

18 Contains an area of 1,145 square feet, or 0.026 Acres, M/L.

19 Michael J. Reilly - Parcel 40

20 Tract "X"

21 The West 104 feet of the South 152 feet of the Southwest 1/4 of the Southwest  
22 1/4 of Section 28, Township 23 North, Range 5 East, W.M., King County,  
Washington; EXCEPT the West 30 feet; and EXCEPT County Road, Auditor's File  
23 No. 2565920.

24 The West 4 feet and the South 4 feet of the above described Tract "X"; ALSO,  
25 that portion of said Tract "X" lying Southwesterly of the arc of a circle,  
26 having a radius of 31 feet, tangent to a line 34 feet Northerly of and  
parallel with the centerline of Petrovitsky Road and also tangent to a line  
27 34 feet Easterly of and parallel with the centerline of 116th Ave. S.E.;  
EXCEPT that portion thereof, lying Southwesterly of the arc of a circle  
28 having a radius of 35 feet, tangent to a line 30 feet Northerly of and  
parallel with the centerline of Petrovitsky Road and also tangent to a line  
30 feet Easterly of and parallel with the centerline of 116th Ave. S.E.,  
centerlines as surveyed by King County Road Survey No. 29-23-5-15.

29 The right, privilege and authority to construct and maintain utilities,  
30 sidewalks, walls and planting areas across, under, over and upon the said  
premises.

31 Contains an area of 724 square feet, or 0.017 Acres, M/L.

1 John and Lupe Terry - Parcels 42 & 43

2 Tract "X"

3 The South 150 feet, as measured along the East line, of that portion of the  
4 East 165 feet of the West 330 feet of the Southwest 1/4 of the Southwest 1/4  
5 of Section 28, Township 23 North, Range 5 East, W.M., King County,  
Washington, lying North of Petrovitsky Road, Auditor's File 2565920;  
EXCEPT the East 30 feet thereof.

6 The South 3.5 feet of the West 75.5 feet of said Tract "X";  
7 ALSO, The South 1.5 feet of the East 60 feet of said Tract "X";  
8 ALSO, The North 5.5 feet of the South 7 feet of the East 10 feet of  
said Tract "X".

9 The right, privilege and authority to construct and maintain utilities,  
10 sidewalks, walls and planting areas across, under, over and upon the  
said premises.

11 Contains an area of 453 square feet, or 0.01 Acres, M/L.

12 Jack E. & Sandra J. Harp - Parcel 46

13 The South 80 feet in width of that portion of the East 135 feet of the West  
14 495 feet of the Southwest 1/4 of the Southwest 1/4 of Section 28, Township  
23 North, Range 5 East, W.M., King County, Washington, lying Northerly of  
the North line of Petrovitsky Road.

15 The South 1.5 feet of the above described tract of land.  
16 ALSO, the North 2.5 feet of the South 4 feet of the East 5 feet of the West  
17 63 feet and the North 2.5 feet of the South 4 feet of the West 5 feet of  
the East 23 feet thereof.

18 ALSO, that portion lying Southwesterly of the arc of a circle having a radius  
19 of 20 feet which is tangent to the West line of said tract of land and  
20 tangent to a line which is 31.5 feet Northerly of and parallel to the  
centerline of Petrovitsky Road as surveyed by King County Road Survey  
No. 29-23-5-15.

21 The right, privilege and authority to construct and maintain utilities,  
22 sidewalks, walls and planting areas across, under, over and upon the said  
premises.

23 Contains an area of 315 square feet, or .007 Acres, M/L.

24 John & Martina Starkovich - Parcel 47

25 That portion of Lot 1 of Short Plat No. 677114 Revision, recorded April 12,  
26 1979 under Auditor's File No. 7904120867, being a revision of Short Plat  
recorded July 21, 1977 under Auditor's File No. 7707210589, lying Southerly  
of a line 42 feet Southerly of and parallel with the centerline of  
27 Petrovitsky Road and Northerly of the following described line:

28 Beginning 47.5 feet Southerly of said centerline, opposite Engineer's Station  
29 23+96.87, at a point of curvature of the arc of a circle, having a radius  
of 6,898.13 feet, tangent to a line 47.5 feet Southerly of and parallel with  
said centerline; THENCE Northeasterly, along said arc, through a central  
30 angle of 3°00'21", an arc distance of 361.89 feet to a terminus, 43.5 feet  
Southerly of said centerline, opposite Engineer's Station 27+56.60;  
31 EXCEPT that portion of Lot 1 lying Northeasterly of the arc of a circle,  
having a radius of 25 feet, tangent to a line 42 feet Southerly of and  
32 parallel with the centerline of Petrovitsky Road and also tangent to a line  
which is 30 feet Westerly of and parallel with the centerline of 116th Ave.  
33 S.E., both centerlines as surveyed by King County Road Survey No. 29-23-5-15.

1 The right, privilege and authority to construct and maintain utilities,  
2 sidewalks, walls and planting areas across, under, over and upon the  
said premises.

3 Contains an area of 270 square feet, or .006 Acres, M/L.

4 Fletcher B. & Toni Zufelt - Parcel 49

5 Tract "X"

6 The East 90 feet of the West 211 feet of Lot 1, Block 1, Northwestern  
7 Garden Tracts, Division No. 1, Volume 45 of Plats, page 47, records of  
King County, Washington.

8 All of the above described Tract "X" lying Southerly of a line 42 feet  
9 Southerly of and parallel with the centerline of Petrovitsky Road, as  
surveyed by King County Road Survey No. 29-23-5-15, and Northerly of a line  
10 50 feet Southerly of and parallel with said centerline;  
EXCEPT the Easterly 20 feet thereof.

11 The right, privilege and authority to construct and maintain utilities,  
12 sidewalks, walls and planting areas across, under, over and upon the said  
premises.

13 Contains an area of 560 square feet or 0.013 Acres, M/L.

14 O. M. & Joan W. Torbenson - Parcels 50 & 51

15 Tract "X"

16 Lot 1, Block 1, Northwestern Garden Tracts, Division No. 1, Volume 45 of  
17 Plats, page 47, records of King County, Washington;  
EXCEPT the West 211 feet thereof.

18 That portion of said Tract "X" lying Northerly of a line described as follows:

19 Beginning, on the Westerly line of said Tract "X", 53 feet Southerly of the  
20 centerline of Petrovitsky Road, as surveyed by King County Road Survey  
No. 29-23-5-15; thence Easterly to a terminus, at the Northeasterly corner  
21 of said Lot 1.

22 The right, privilege and authority to construct and maintain utilities,  
23 sidewalks, walls and planting areas across, under, over and upon the said  
premises.

24 Contains an area of 408 square feet, or 0.009 Acres, M/L.



