



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

September 25, 2001

Ordinance 14211

Proposed No. 2001-0436.1

Sponsors Irons

1 AN ORDINANCE authorizing the condemnation of
2 certain property for the North SPAR Link (Grand Ridge
3 to Issaquah-Fall City Road), right-of-way No. 9-1993-
4 007.

5 **STATEMENT OF FACTS**

- 6 1. On November 21, 1995, the King County Council, by Ordinance
7 12029, adopted the annual budget and program and provided for a
8 transportation program that included the Sammamish Plateau Access
9 Road, North Link, Grand Ridge to Issaquah-Fall City.
- 10 2. On March 28, 1996, the King County council passed Ordinance
11 12302, authorizing the executive to execute the Grand Ridge Joint
12 Agreement relating to the annexation and development of the Grand
13 Ridge area and the Master Transportation Financing Agreement (MTFA)
14 relating to the financing and construction of certain transportation
15 improvements.
- 16 3. The MTFA, which was effective June 10, 1996, authorized the
17 financing and construction of the South Plateau Access Road - North

18 segment (North SPAR), a principal arterial located between Vaughn Hill
19 Road at the Issaquah-Fall City Road - Issaquah Pine Lake Road
20 intersection (and including related intersection improvement), and the
21 northern boundary of Urban Development 4 of the Partnership Property
22 (as described in the Grand Ridge agreement). The MTFAs provides that
23 King County is responsible for cost of environmental review, studies and
24 design, permitting, right-of-way acquisition including the exercise of
25 eminent domain powers, and construction.

26 4. A SEPA/EIS was made under WAC 197-11-460 on December 9,
27 1998.

28 5. On December 15, 2000, the King County council, by Ordinance
29 14018, adopted the 2001 budget and program and provided for a
30 transportation program.

31 6. The capital budget and program provides for the acquisition of land
32 necessary for the development of the North SPAR (Grand Ridge to
33 Issaquah-Fall City Road), right-of-way No. 9-1993-007.

34 7. In order to acquire the property and property rights required to
35 facilitate construction of four through-lanes, a center left-turn lane,
36 bridge, bicycle/pedestrian facilities, signalization, illumination,
37 landscaping and drainage facilities along North SPAR, it is necessary for
38 King County to condemn certain lands and property rights and rights in
39 property for road purposes as hereinafter more particularly set forth.

40 8. The King County council finds that public health, safety, necessity
41 and convenience demand that North SPAR be improved within King
42 County in accordance with the capital budget and program, and that
43 certain properties, property rights and rights in property be condemned,
44 appropriated, taken and damaged for the purpose of construction of four
45 through-lanes, a center left-turn land, bridge, bicycle/pedestrian
46 facilities, signalization, illumination, landscaping, and drainage facilities
47 along North SPAR, as provided in this ordinance.

48 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

49 SECTION 1. The King County council has deemed it necessary and in the best
50 interest of the citizens of King County that the lands described in Attachment B to this
51 ordinance and other property rights and/or rights in property be condemned, appropriated,
52 taken, and damaged for the purpose of four through-lanes, a center left-turn lane, bridge,
53 bicycle/pedestrian facilities, signalization, illumination, landscaping, and drainage
54 facilities along North SPAR (Grand Ridge to Issaquah-Fall City Road), right-of-way No.
55 9-1993-007, subject to the making or paying of just compensation to the owners herein in
56 the manner provided by law.

57 SECTION 2. Condemnation proceedings are hereby authorized to acquire
58 property and property rights and/or rights in property, together with the right to construct
59 and maintain slopes for cuts and fills on certain abutting properties described in
60 Attachment B to this ordinance for the purpose of the subject road improvements.

61 SECTION 3. The attorneys for King County are hereby authorized and directed
62 to begin to prosecute the proceedings provided by law to condemn, take, and appropriate

Ordinance 14211

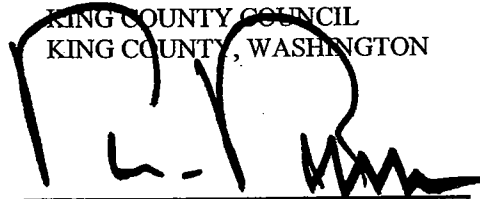
63 the land and other property, and property rights necessary to carry out the provisions of
64 this ordinance.

65

Ordinance 14211 was introduced on 9/4/01 and passed by the Metropolitan King County Council on 9/24/01, by the following vote:

Yes: 11 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz, Ms. Sullivan, Mr. Pullen, Mr. Gossett, Ms. Hague, Mr. Thomas and Mr. Irons
No: 0
Excused: 2 - Mr. McKenna and Mr. Nickels

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

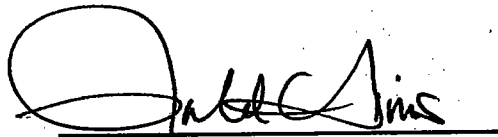


Pete von Reichbauer, Chair

ATTEST:


Anne Noris, Clerk of the Council

APPROVED this 5 day of October, 2001.



Ron Sims, County Executive

Attachments A. Index, B. Exhibit "A" - Legal Descriptions of Condemned Properties

INDEX - ORDINANCE

North SPAR Link (Grand Ridge to Issaquah Fall City Road)

DOCUMENTS FOR RIGHT OF WAY 9-1993-007

<u>PARCEL</u>	<u>DOCUMENT IDENTIFICATION</u>	<u>PAGE NO</u>
1	WARRANTY DEED-Lakeside Industries	1-2
2	WARRANTY DEED-James P. and Micki D. Fraser	3-4
2	SLOPE EASEMENT-James P. and Micki D. Fraser	5-6
6	SLOPE EASEMENT-Ginger M. Lowry	7-9
7	WARRANTY DEED-Russell Tisdel, Jr.	10-12
9	WARRANTY DEED-Russell Tisdel, Jr.	10-12
11	WARRANTY DEED-Russell and Amanda Davis	13-14
23	WARRANTY DEED-Kurtis & Gayle Buslach & Beryl Pearson	15-16
23	SLOPE EASEMENT-Kurtis & Gayle Buslach & Beryl Pearson	17-18
46	WARRANTY DEED-Lakeside Industries	19-21

EXHIBIT "A"

Parcel 01, Right of Way Number 9-1993-007-01, Owner Lakeside Industries, Inc.

AFTER RECORDING RETURN TO:

ADM-CF-0500
 KING COUNTY PROPERTY SERVICES DIVISION
 King County Administration Building, Rm. 500
 500 Fourth Avenue
 Seattle, WA 98104

WARRANTY DEED

Grantor: 1) Lakeside Industries
Grantee: 1) King County
Legal: SE 22-24-06
Tax Parcel ID # 222406-9016

The Grantor herein, Lakeside Industries, a Washington Joint Venture, for the consideration of Ten Dollars and other valuable consideration, hereby conveys and warrants to, King County a political subdivision of the State of Washington, hereinafter called Grantee, as follows:

Parcel "A": The southeast quarter of the southeast quarter of Section 22, Township 24 North, Range 6 East, W.M., in King County, Washington, and the north half of the southwest quarter of the southeast quarter of Section 22, Township 24 North, Range 6 East, W.M., in King County, Washington.

All that portion of the above described Parcel "A" lying within a strip of land 110 feet wide parallel with and lying 50 feet easterly and 60 feet westerly, when measured at right angles, from the North Sammamish Plateau Access Road right-of-way centerline, all lying north of right-of-way Engineer's Station 369-+67.84 as shown on King County Survey No. 22-24-06-22.

ALSO all that portion of the above described Parcel "A" lying within a strip of land 60 feet wide parallel with and lying 30 feet easterly and 30 feet westerly, when measured at right angles, from the North Sammamish Plateau Access Road Couplet E-Line right-of-way centerline as shown on King County Survey No. 22-24-06-22.

ALSO all that portion of the above described Parcel "A" lying within a strip of land 65 feet wide parallel with and lying 30 feet easterly and 35 westerly, when measured at right angles, from the North Sammamish Plateau Access Road Couplet W-Line right-of-way centerline as shown on King County Survey No. 22-24-06-22.

ALSO all that portion of the above described Parcel "A" lying northerly of a fillet curve, concave to the south, having a radius of 7.5 feet, connecting and being tangent to both the east line of said Couplet W-Line and the west line of said Couplet-E-Line as shown on King County Survey No. 22-24-06-22.

ALSO all that portion of the above described Parcel "A" lying easterly of the east margin of the North Sammamish Plateau Access Road Couplet W-Line and westerly of the west margin of the North Sammamish Plateau Access Road Couplet E-Line.

1
2 Containing 151,134 square feet, or 3.470 acres more or less, for proposed right-of-way use.

3 Containing 182,965 square feet, or 4.200 acres more or less, for other uses.

4 Total: 334,099 square feet, or 7.670 acres more or less.

5
6 **TOGETHER WITH** the right to make all necessary slopes for cuts and fills upon the abutting property on each
7 side of any road which is now, or may be constructed hereafter on said property, may be made on their property
8 as herein set forth, in conformity with standard plans and specifications for highway purposes, and to the same
9 extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under
10 Eminent Domain statutes of the State of Washington.

11
12
13
14 **IN WITNESS WHEREOF**, the said Grantor has hereunto signed the _____ day of _____,
15 2001.

16
17
18 **GRANTOR: Lakeside Industries, a Washington Joint Venture**

19
20
21 **BY: _____**

22
23
24 **It's: _____**

25
26
27
28 STATE OF WASHINGTON)
29)ss
30 COUNTY OF KING)

31
32 On this day _____ of _____, 2001, before me personally appeared _____
33 to me known to be the individual described in and who executed the foregoing instrument and acknowledged that in
34 that capacity as _____ signed the same as _____ free and voluntary act
35 and deed, for the uses and purposes therein mentioned.

36
37 **GIVEN** under my hand and official seal the day and year last above written.

38
39
40 _____
41 Notary (print name)
42 NOTARY PUBLIC in and for the State of Washington ,
43 residing at: _____
44 My appointment expires:
45
46
47
48
49
50
51
52

1 Parcel 02, Right of Way Number 9-1993-007-02, Owner Fraser

2

3 AFTER RECORDING RETURN TO:

4

5

6 _____
7 ADM-CF-0500
8 KING COUNTY PROPERTY SERVICES DIVISION
9 King County Administration Building, Rm. 500
10 500 Fourth Avenue
11 Seattle, WA 98104

11

12

WARRANTY DEED

13

14

15 **Grantor:** 1) James P. and Micki D. Fraser
16 **Grantee:** 1) King County
17 **Legal:** SE ¼, 22-24-06
18 **Tax Parcel ID #** 222406-9086

19

20 The Grantor herein, James P. Fraser and Micki D. Fraser, Husband and Wife, for the consideration of Ten
21 Dollars and other valuable consideration, hereby conveys and warrants to, King County a political subdivision
22 of the State of Washington, hereinafter called Grantee, as follows:

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

51

Parcel "A": That portion of the north half of the southeast quarter of Section 22, Township 24 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the southeast corner of said subdivision from which the east quarter corner bears north 0°45'11" east 1,323.36 feet;
Thence north 88°12'55" west along the south line of said subdivision 1309.91 feet to the point of beginning;
Thence north 0°50'27" east 189.72 feet;
Thence north 30°31'17" west 297.58 feet;
Thence south 61°09'11" west, 421.30 feet;
Thence south 28°50'49" east 263.29 feet to the south line of said subdivision;
Thence south 88°12'55" east along said line 390.43 feet to the TRUE POINT OF BEGINNING.

All that portion of the above described Parcel "A" lying within a strip of land 110 feet wide, parallel with and lying 50 feet easterly and 60 feet westerly, when measured at right angles, from the North Sammamish Plateau Access Road right-of-way centerline as shown on King County Survey No. 22-24-06-22.

Containing 35,040 square feet, or 0.804 acres more or less.

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, may be made on their property as herein set forth, in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain statutes of the State of Washington.

IN WITNESS WHEREOF, the said Grantor has hereunto signed the _____ day of _____, 2001.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52

GRANTOR: James P. Fraser and Micki D. Fraser, Husband and Wife

BY: _____
James P. Fraser

BY: _____
Micki D. Fraser

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

On this day _____ of _____, 2001, before me personally appeared James P. Fraser and Micki D. Fraser, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged that in that capacity as They signed the same as Their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Notary (print name)

NOTARY PUBLIC in and for the State of Washington ,
residing at: _____

My appointment expires:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

Parcel 02, Right of Way Number 9-1993-007-02, Owner Fraser

AFTER RECORDING RETURN TO:

ADM-CF-0500
KING COUNTY PROPERTY SERVICES DIVISION
King County Administration Building, Rm. 500
500 Fourth Avenue
Seattle, WA 98104

SLOPE EASEMENT

Grantor: 1) James P. and Micki D. Fraser
Grantee: 1) King County
Legal: SE ¼, 22-24-06
Tax Parcel ID # 222406-9086

The Grantor herein, James P. Fraser and Micki D. Fraser, Husband and Wife, for the consideration of Ten Dollars and other valuable consideration, hereby conveys and warrants to, King County a political subdivision of the State of Washington, hereinafter called Grantee, a perpetual easement to construct, reconstruct, operate, and maintain slopes, cuts and fills, and all other purposes not inconsistent with the grantee's use across, under, over, and upon the following property hereinafter described, situated in King County, Washington, being more particularly describes as follows:

Parcel "A": That portion of the north half of the southeast quarter of Section 22, Township 24 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the southeast corner of said subdivision from which the east quarter corner bears north 0°45'11" east 1,323.36 feet;
Thence north 88°12'55" west along the south line of said subdivision 1309.91 feet to the point of beginning;
Thence north 0°50'27" east 189.72 feet;
Thence north 30°31'17" west 297.58 feet;
Thence south 61°09'11" west, 421.30 feet;
Thence south 28°50'49" east 263.29 feet to the south line of said subdivision;
Thence south 88°12'55" east along said line 390.43 feet to the TRUE POINT OF BEGINNING.

That portion of the above described Parcel "A" lying westerly of the following described line:
Beginning on the south line of said parcel at a point 93.8 feet right of the North Sammamish Plateau Access Road right-of-way centerline Engineer's Station 370+40.7, as shown on King County Survey No. 22-24-06-22;
Thence northwesterly to a point 90.00 feet right of Engineer's Station 371+55 of said survey;
Thence westerly to a point 62.00 feet right of Engineer's Station 371+75 of said survey;
Thence northerly to a point 90.00 feet right of Engineer's Station 372+35 of said survey;
Thence northwesterly to a point 90.00 feet right of Engineer's Station 372+84 of said survey;
Thence westerly to a point 50.00 feet right of Engineer's Station 373+55 of said survey;
Thence northwesterly to a point on the north line of said parcel at 50.00 feet right of Engineer's Station 374+27.77 of said survey, being the end of the herein described LINE.

ALSO That portion of the hereinafter-described parcel lying westerly of the west margin of the North Sammamish Plateau Access Road.

1 Containing 3,939 square feet westerly of the North Sammamish Plateau Access Road, and 9,524 square
2 feet easterly, for a total of 13,463 square feet or 0.309 acres, more or less.
3

4 Said Grantee, its successors and assigns, shall have the right at such time as may be necessary to enter upon said
5 property to cut and fill, alter, or repair said slope.
6

7 NOW, THEREFORE, in consideration of the premises, the Grantor hereby agrees that said slope may be constructed
8 on his property as herein before set forth in conformity with standard plans and specifications for highway purposes,
9 and to the same extent and purposes as if this property is being acquired under the threat of Eminent Domain Statutes
10 of the State of Washington.
11

12 GRANTOR: James P. Fraser and Micki D. Fraser, Husband and Wife
13

14 BY: _____
15 James P. Fraser
16

17
18 BY: _____
19 Micki D. Fraser
20

21
22
23
24 STATE OF WASHINGTON)
25)ss
26 COUNTY OF KING)
27

28 On this day _____ of _____, 2001, before me personally appeared James P. Fraser and Micki D.
29 Fraser, to me known to be the individuals described in and who executed the foregoing instrument and
30 acknowledged that in that capacity as They signed the same as Their free and voluntary act and deed, for the uses
31 and purposes therein mentioned.
32

33 GIVEN under my hand and official seal the day and year last above written.
34

35
36 _____
37 Notary (print name)
38 NOTARY PUBLIC in and for the State of Washington ,
39 residing at: _____
40 My appointment expires:
41
42
43
44
45
46
47
48
49
50
51
52

1 Parcel 06, Right of Way Number 9-1993-007-06, Owner Lowry

2
3 AFTER RECORDING RETURN TO:

4
5
6 _____
7 ADM-CF-0500
8 KING COUNTY PROPERTY SERVICES DIVISION
9 King County Administration Building, Rm. 500
10 500 Fourth Avenue
11 Seattle, WA 98104

12 **SLOPE EASEMENT**

13
14 **Grantor: 1) Ginger M. Lowry**
15 **Grantee: 1) King County**
16 **Legal: NW SE, 22-24-06**
17 **Tax Parcel ID # 222406-9054**
18

19 The Grantor herein, Ginger M. Lowry, as her Separate Estate, for the consideration of Ten Dollars and other
20 valuable consideration, hereby conveys and warrants to, King County a political subdivision of the State of
21 Washington, hereinafter called Grantee, a perpetual easement to construct, reconstruct, operate, and maintain
22 slopes, cuts and fills, and all other purposes not inconsistent with the grantee's use across, under, over, and upon
23 the following property hereinafter described, situated in King County, Washington, being more particularly
24 describes as follows:

25 **Parcel "A":** That portion of the north half of the southeast quarter of Section 22, Township 24 North, range 6
26 East, W.M., in King County, Washington, described as follows:

27
28 Commencing at the southeast corner of said subdivision, from which the east quarter corner bears north 0°45'11"
29 east, 1,323.36 feet;
30 Thence north 88°12'55" west along the south line of said subdivision, a distance of 2,636.70 feet to the
31 southwest corner of said subdivision;
32 Thence north 1°36'43" east along the north and south centerline of said Section, a distance of 358.04 feet to its
33 intersection with the centerline of Mine Road as reserved by instrument recorded under recording Number
34 3922379;
35 Thence north 66°39'57" east, a distance of 382.23 feet, along the centerline of Mine Road to the TRUE POINT
36 OF BEGINNING;
37 Thence continuing north 66°39'57" east along said centerline, a distance of 610.00 feet;
38 Thence south 82°26'14" east, 130 feet, more or less, to the centerline of Vaughn Creek;
39 Thence southwesterly along said centerline of creek to a point which bears south 23°20'03" east from the TRUE
40 POINT OF BEGINNING;
41 Thence north 23°20'03 west 130 feet, more or less, to the TRUE POINT OF BEGINNING;
42 EXCEPT the westerly 150 feet thereof and the easterly 380 feet thereof;

43
44 AND

45
46 That portion of lot 4 of King County Short Plat Number 380140, recorded under Recording Number 8110020922
47 lying southerly of the southerly right-of-way margin of the Black Nugget Road as established per King County
48 Ordinance Number 8775 and easterly of the following described line:
49
50
51

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52

Commencing at the southeast corner of the north half of the southeast quarter of Section 22, Township 24 North, Range 6 east, W.M. in King County, Washington, from which the east quarter corner bears north 00°45'11" east, 1323.36 feet;
Thence north 88°12'55" west along the south line of said subdivision, a distance of 2,636.70 feet to the southwest corner of said subdivision;
Thence north 1°36'43" east along the north and south centerline of said Section, a distance of 358.04 feet to its intersection with the centerline of Mine Road as reserved by instrument recorded under recording Number 3922379;
Thence north 66°39'57" east, a distance of 532.23 feet, along the centerline of Mine Road to the point of beginning hereafter to be know as Point "A";
Thence north 23°20'03 west, 23 feet, more or less, to the southerly right-of-way margin of said Black Nugget Road and the terminus of said line description;
EXCEPT that portion lying easterly of the following described line:

Commencing at Point "A";
Thence north 66°39'57" east, 80.00 feet along the centerline of said Mine Road to the point of beginning;
Thence north 23°20'03" west, 35 feet, more or less, to the southerly right-of-way margin of said Black Nugget Road and the terminus of this line description.

EASEMENT DESCRIPTION:

That portion of the above described Parcel "A" lying northerly and westerly of the following described line:
Beginning on the north line of said parcel at a point 30.0 feet right of Black Nugget Road right -of-way centerline Engineer's Station 162+30, as shown on King County Survey No. 22-24-06-22;
Thence southeasterly to a point 50.00 feet right of Engineer's Station 162+30 of said survey;
Thence southwesterly to a point on the west line of said parcel at 50.00 feet right of Engineer's Station 161+88.7 of said survey, being the end of this line description.

Containing 796 square feet or 0.018 acres more or less.

Said Grantee, its successors and assigns, shall have the right at such time as may be necessary to enter upon said property to cut and fill, alter, or repair said slope.

NOW, THEREFORE, in consideration of the premises, the Grantor hereby agrees that said slope may be constructed on his property as herein before set forth in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if this property is being acquired under the threat of Eminent Domain Statutes of the State of Washington.

GRANTOR: Ginger M. Lowry, as her Separate Estate

BY: _____
Ginger M. Lowry

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

On this day _____ of _____, 2001, before me personally appeared Ginger M. Lowry, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that in that capacity as She signed the same as Her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Notary (print name)
NOTARY PUBLIC in and for the State of Washington ,
residing at: _____
My appointment expires:

Parcel 07,09, Right of Way Number 9-1993-007-07,09, Owner Tisdell

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

AFTER RECORDING RETURN TO:

ADM-CF-0500
KING COUNTY PROPERTY SERVICES DIVISION
King County Administration Building, Rm. 500
500 Fourth Avenue
Seattle, WA 98104

WARRANTY DEED

Grantor: 1) L. Russell Tisdel Jr.
Grantee: 1) King County
Legal: NW SE, 22-24-06
Tax Parcel ID # 222406-9069, 9055

The Grantor herein, L. Russell Tisdel, Jr., who also appears of record as Russell Tisdel, Jr., as his separate estate, for the consideration of Ten Dollars and other valuable consideration, hereby conveys and warrants to, King County a political subdivision of the State of Washington, hereinafter called Grantee, as follows:

PARCEL A:

That portion of the north half of the southeast quarter of Section 22, Township 24 North, Range 6 East, W.M., in King County, Washington, described as follows:

Commencing at the southeast corner of said subdivision, from which the east quarter corner bears north 0°45'11" east 1323.36 feet;
Thence north 88°12'55" west along the south line of said subdivision a distance of 2636.70 feet to the southwest corner of said subdivision;
Thence north 1°36'43" east along the north and south centerline said section a distance of 358.04 feet to the intersection with the centerline of Mine Road as reserved by instrument recorded under recording Number 3922379;
Thence north 66°39'57" east a distance of 382.23 feet, along the centerline of Mine Road to the TRUE POINT OF BEGINNING;
Thence continuing north 66°39'57" east along said centerline, a distance of 610.00 feet;
Thence south 82°26'14" east 30 feet, more or less, to the centerline of Vaughn Creek;
Thence southwesterly along said centerline of creek to a point which bears south 23°20'03" east from the TRUE POINT OF BEGINNING;
EXCEPT the westerly 310 feet, thereof measured along the north line.

PARCEL B:

That portion of the north half of the southeast quarter of Section 22, Township 24 North, Range 6 East, W.M., in King County, Washington, described as follows:

Commencing at the southeast corner of said subdivision, from which the east quarter corner bears north 0°45'11" east 1326.36 feet;
Thence north 88°12'55" west along the south line of said subdivision, a distance of 2636.70 feet to the southwest

1 corner of said subdivision;
 2 Thence north 1°36'43" east along the north and south centerline of said section, a distance of 358.04 feet to its
 3 intersection with the centerline of Mine Road as reserved by instrument recorded under Recording Number
 4 3922379;
 5 Thence north 66°39'57" east, a distance of 382.23 feet, along the centerline of Mine Road to the TRUE POINT
 6 OF BEGINNING;
 7 Thence continuing north 66°39'57" east along said centerline, a distance of 610.00 feet;
 8 Thence south 82°26'14" east 30 feet, more or less, to the centerline of Vaughn Creek;
 9 Thence southwesterly along said centerline of creek to a point which bears south 23°20'03" east to the TRUE
 10 POINT OF BEGINNING;
 11 Thence north 23°20'03" west 130 feet, more or less, to the TRUE POINT OF BEGINNING;
 12 EXCEPT the westerly 230 feet thereof;
 13 AND EXCEPT the easterly 300 feet, as measured along the northwesterly line.

14
15 PARCEL C:

16
 17 That portion of lot 1 in King County Short Plat Number 881066, according to the short plat recorded under
 18 Recording Number 8310130863, and of lot 4 in King County Short Plat Number 380140, according to the Short
 19 Plat recorded under Recording Number 8110020922, lying southeasterly of the new Southeast Black Nugget
 20 Road as conveyed to King County by deeds recorded under Recording Numbers 8910160196 and 8910271559,
 21 and lying northeasterly of the southwesterly line of a tract conveyed to L. Russell Tisdell, Jr., by deed recorded
 22 under Recording Number 7205150168 (also being the northeasterly line of a tract conveyed to Carol Tinker by
 23 deed recorded under Recording Number 8703140714) extended northwesterly.

24
 25 **TOGETHER WITH** the right to make all necessary slopes for cuts and fills upon the abutting property on each
 26 side of any road which is now, or may be constructed hereafter on said property, may be made on their property
 27 as herein set forth, in conformity with standard plans and specifications for highway purposes, and to the same
 28 extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under
 29 Eminent Domain statutes of the State of Washington.

30
 31
 32 **IN WITNESS WHEREOF**, the said Grantor has hereunto signed the _____ day of _____,
 33 2001.

34
 35 **GRANTOR: L. Russell Tisdell, Jr., who also appears of record as Russell Tisdell, Jr., as his separate estate**

36
 37
 38 **BY:** _____
 39 **Russell Tisdell, Jr.**

40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52 STATE OF WASHINGTON)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52

)ss
COUNTY OF KING)

On this day _____ of _____, 2001, before me personally appeared Russell Tisdel, Jr., to me known to be the individual described in and who executed the foregoing instrument and acknowledged that in that capacity as He signed the same as His free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Notary (print name)

NOTARY PUBLIC in and for the State of Washington ,
residing at: _____

My appointment expires:

Parcel 11, Right of Way Number 9-1993-007-11, Owner Davis

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

AFTER RECORDING RETURN TO:

ADM-CF-0500
KING COUNTY PROPERTY SERVICES DIVISION
King County Administration Building, Rm. 500
500 Fourth Avenue
Seattle, WA 98104

WARRANTY DEED

Grantor: 1) Randall and Amanda Davis
Grantee: 1) King County
Legal: NW Se 22-24-06
Tax Parcel ID # 222406-9110

The Grantor herein, **Randall D. Davis and Amanda L. Davis, as Husband and Wife**, for the consideration of Ten Dollars and other valuable consideration, hereby conveys and warrants to, **King County** a political subdivision of the State of Washington, hereinafter called **Grantee**, as follows:

That portion of the southeast quarter of Section 22, Township 24 North, Range 6 East, W.M., in King County, Washington, described as follows:

Commencing at the northeast corner of said subdivision;
Thence north 88°20'58" west along the north line thereof 2,073.79 feet;
Thence south 0°31'51" east 170 feet to the TRUE POINT OF BEGINNING;
Thence south 0°31'51" east 148.55 feet;
Thence south 5°16'42" east 43.00 feet;
Thence south 88°20'58" east 415 feet, more or less, to the centerline of North Fork Creek;
Thence northerly along said centerline 200 feet, more or less, to a point which bears south 88°20'58" east from the TRUE POINT OF BEGINNING;
Thence north 88°20'58" west 465 feet, more or less, to the TRUE POINT OF BEGINNING.

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, may be made on their property as herein set forth, in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain statutes of the State of Washington.

IN WITNESS WHEREOF, the said Grantor has hereunto signed the _____ day of _____, 2001.

GRANTOR: Randall D. Davis and Amanda L. Davis, as Husband and Wife

BY: _____

1 **Randall D. Davis**

2
3 **BY:** _____
4 **Amanda L. Davis**

5
6
7
8
9 STATE OF WASHINGTON)
10)ss
11 COUNTY OF KING)

12
13 On this day _____ of _____, 2001, before me personally appeared Randall D. Davis and Amanda
14 L. Davis, to me known to be the individual described in and who executed the foregoing instrument and
15 acknowledged that in that capacity as They signed the same as Their free and voluntary act and deed, for the uses
16 and purposes therein mentioned.

17
18 GIVEN under my hand and official seal the day and year last above written.

19
20
21 _____
22 Notary (print name)
23 NOTARY PUBLIC in and for the State of Washington ,
24 residing at: _____
25 My appointment expires:
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

52 Parcel 23, Right of Way Number 9-1993-007-23, Owner Buslach

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51

AFTER RECORDING RETURN TO:

ADM-CF-0500
KING COUNTY PROPERTY SERVICES DIVISION
King County Administration Building, Rm. 500
500 Fourth Avenue
Seattle, WA 98104

WARRANTY DEED

Grantor: 1) Kurtis S. and Gayle F. Buslach and Beryl Ruth Pearson
Grantee: 1) King County
Legal: Lot 3, Vaughn Hill Road Add. Vol. 102, pgs. 99-100
Tax Parcel ID # 889000-0030

The Grantor herein, Kurtis S. Buslach and Gayle F. Buslach, Husband and Wife, and Beryl Ruth Pearson, as her separate estate, for the consideration of Ten Dollars and other valuable consideration, hereby conveys and warrants to, King County a political subdivision of the State of Washington, hereinafter called Grantee, as follows:

Parcel "A": Lot 3, Vaughn Hill Addition, according to the Plat thereof recorded in Volume 102 of Plats, pages 99 and 100, in King County, Washington.

All that portion of the above described Parcel "A" lying westerly of a line parallel with and 50 feet easterly, when measured at right angles and or radially, from the right-of-way centerline of the North Sammamish Plateau Access Road as shown on King County Survey No. 22-24-06-22.

Containing 1068 square feet, or 0.024 acres, more or less.

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, may be made on their property as herein set forth, in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain statutes of the State of Washington.

IN WITNESS WHEREOF, the said Grantor has hereunto signed the _____ day of _____, 2001.

GRANTOR: Kurtis S. Buslach and Gayle F. Buslach, Husband and Wife, and Beryl Ruth Pearson, as her separate estate

BY: _____
Kurtis S. Buslach

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52

BY: _____
Gayle F. Buslach

BY: _____
Beryl Ruth Pearson

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

On this day _____ of _____, 2001, before me personally appeared Kurtis S. Buslach, Gayle F. Buslach, and Beryl Ruth Pearson, to me known to be the individuals described in and who executed the foregoing instrument and acknowledged that in that capacity as They signed the same as Their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Notary (print name)
NOTARY PUBLIC in and for the State of Washington ,
residing at: _____
My appointment expires:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52

Parcel 23, Right of Way Number 9-1993-007-23, Owner Buslach

AFTER RECORDING RETURN TO:

ADM-CF-0500
KING COUNTY PROPERTY SERVICES DIVISION
King County Administration Building, Rm. 500
500 Fourth Avenue
Seattle, WA 98104

SLOPE EASEMENT

Grantor: 1) Kurtis S. and Gayle F. Buslach and Beryl Ruth Pearson
Grantee: 1) King County
Legal: Lot 3, Vaughn Hill Road Add., Vol. 102, pgs. 99-100
Tax Parcel ID # 889000-0030

The Grantor herein, Kurtis S. Buslach and Gayle F. Buslach, Husband and Wife, and Beryl Ruth Pearson, as her separate estate, for the consideration of Ten Dollars and other valuable consideration, hereby conveys and warrants to, King County a political subdivision of the State of Washington, hereinafter called Grantee, a perpetual easement to construct, reconstruct, operate, and maintain slopes, cuts and fills, and all other purposes not inconsistent with the grantee's use across, under, over, and upon the following property hereinafter described, situated in King County, Washington, being more particularly describes as follows:

Parcel "A": Lot 3, Vaughn Hill Addition, according to the Plat thereof recorded in Volume 102 of Plats, pages 99 and 100, in King County, Washington.

That portion of the above described Parcel "A" lying westerly and southerly of the following described line: Beginning on the south line of said parcel at a point 77.00 feet right of North Sammamish Plateau Access Road right-of-way centerline Engineer's Station 393+58.57, as shown on King County Survey No. 22-24-06-22; Thence northerly to a point 75.00 feet right of Engineer's Station 394+35 of said survey; Thence northwesterly to a point 72.00 feet right of Engineer's Station 395+00 of said survey Thence southwesteryly to a point 50.00 feet right of Engineer's Station 395+00 of said survey, being the end of this description.

Also that potion of said parcel lying northerly and westerly of the following described line: Beginning on the west line of said parcel at a point 50.00 feet right of North Sammamish Plateau Access Road right-of-way centerline Engineer's Station 395+61.7 as shown on King County Survey No. 22-24-06-22; Thence easterly to a point 73.00 feet right of Engineer's Station 395+54 of said survey; Thence northwesterly to the northwest corner of said parcel, being 66.0 feet right of Engineer's Station 395+92.4 of said survey, and being the end of this line description. Total area containing 4058 square feet, or 0.093 acres, more or less.

Said Grantee, its successors and assigns, shall have the right at such time as may be necessary to enter upon said property to cut and fill, alter, or repair said slope.

NOW, THEREFORE, in consideration of the premises, the Grantor hereby agrees that said slope may be constructed on his property as herein before set forth in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if this property is being acquired under the threat of Eminent Domain Statutes of the State of Washington.

1 GRANTOR: Kurtis S. Buslach and Gayle F. Buslach, Husband and Wife, and Beryl Ruth Pearson, as her
2 separate estate
3

4 BY: _____
5 Kurtis S. Buslach
6

7
8 BY: _____
9 Gayle F. Buslach
10

11
12 BY: _____
13 Beryl Ruth Pearson
14

15
16
17
18
19
20 STATE OF WASHINGTON)
21)ss
22 COUNTY OF KING)
23

24 On this day _____ of _____, 2001, before me personally appeared Kurtis S. Buslach, Gayle F.
25 Buslach, and Beryl Ruth Pearson, to me known to be the individuals described in and who executed the foregoing
26 instrument and acknowledged that in that capacity as They signed the same as Their free and voluntary act and deed,
27 for the uses and purposes therein mentioned.
28

29 GIVEN under my hand and official seal the day and year last above written.
30

31
32 _____
33 Notary (print name)
34 NOTARY PUBLIC in and for the State of Washington ,
35 residing at: _____
36 My appointment expires:
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52

1 Parcel 46, Right of Way Number 9-1993-007-46, Owner Lakeside Industries

2
3 AFTER RECORDING RETURN TO:

4
5
6 _____
7 ADM-CF-0500
8 KING COUNTY PROPERTY SERVICES DIVISION
9 King County Administration Building, Rm. 500
10 500 Fourth Avenue
11 Seattle, WA 98104
12
13

14 **WARRANTY DEED**

15
16
17 **Grantor: 1) Lakeside Industries**
18 **Grantee: 1) King County**
19 **Legal: NW ¼ NW ¼ 27-24-06; S ½ SW ¼ & SW ¼ SE ¼ 22-24-06**
20 **Tax Parcel ID # 222406-9012**
21

22 The Grantor herein, Lakeside Industries, a Washington Joint Venture, for the consideration of Ten Dollars
23 and other valuable consideration, hereby conveys and warrants to, King County a political subdivision of the
24 State of Washington, hereinafter called Grantee, as follows:

25 **Parcel "A":**

26
27 **PARCEL A:**

28
29 That portion of the northwest quarter of the northwest quarter of Section 27, Township 24 North, Range 6 East,
30 W.M., in King County, Washington, lying easterly of County Road No. 272, (Also know as the Old Vaughn hill
31 County Road);

32
33 TOGETHER WITH the easterly half of that portion of 230th Avenue Southeast adjoining as vacated by
34 Ordinance No. 3185 of the King County Council recorded under Recording Number 7705190604;
35 EXCEPT that portion thereof condemned in King County Superior Court Cause No. 68884 for Primary State
36 Highway No. 2 (SR 90) Lake Sammamish to East Issaquah Interchange.
37

38 **PARCEL B:**

39
40 That portion of the northwest quarter of the northwest quarter of Section 27, Township 24 North, Range 6 East,
41 W.M., in King County Washington, lying southeasterly of the new Vaughn Hill County Road, also know as
42 Southwest Issaquah-Fall City Road, as established by deed to King County filed for record under Recording
43 Number 2704312, and westerly of County Road No. 272 (Old Vaughn Hill Road), and northerly of a line
44 described in item No. 4 of King County Superior Court Cause No. 688884, as follows:

45
46 Begin on the Rel. Vaughn Hill Road Line Survey of Primary State Highway No. 2, Lake Sammamish to East
47 Issaquah Interchange at Highway Engineer's Station Rel. Vaughn Hill Road 13+00;
48 Thence south 56° 34'30" east 30 feet;
49 Thence southeasterly 90 feet, more or less, to a point 30 feet distant northerly, when measured at right angles
50
51
52

1 from the Southeast 66th Street Line Survey of said Primary State Highway No. 2 at Engineer's Station Southeast
2
3 66th Street 11+00;
4 Thence south 61°08'30" east 250 feet;
5 Thence south 88°06'48" east 100 feet, to a point, and the end of this line description.
6

7 TOGETHER WITH the westerly half of that portion of vacated 230th Avenue Southeast adjoining as vacated by
8 Ordinance No. 3185 of the King County Council recorded under recording Number 7705190604.
9

10 PARCEL C:

11
12 That portion of the south half of the southwest quarter lying Southeasterly of the Southeast Issaquah Fall City
13 Road in Section 22, Township 24 North, Range 6 East, W.M., in King County, Washington;
14 EXCEPT those portions thereof lying within Vaughn Hill Road and Southeast Issaquah Fall City Road as
15 conveyed to King County by deeds recorded under Recording Numbers 83155, 131018, 1025073, 2698117,
16 2729258, 7705250890, and 8209200696.
17

18 PARCEL D:

19
20 The south half of the southwest quarter of the southeast quarter of Section 22, Township 24 North, Range 6 East,
21 W.M., in King County, Washington;
22

23 TOGETHER WITH an easement for ingress and egress over and across the east 30 feet of the southwest quarter
24 of the southeast quarter and the west 30 feet of the southeast quarter of the southeast quarter, as created by
25 Agreement recorded under Recording Number 4320739.
26

27 All that portion of the above described Parcel "A" lying within a strip of land 65 feet wide parallel with and lying
28 30 feet easterly and 35 westerly, when measured at right angles, from the North Sammamish Plateau Access
29 Road Couplet W-Line right-of-way centerline as shown on King County Survey No. 22-24-06-22.
30

31 ALSO all that portion lying easterly of the east margin of the North Sammamish Plateau Access Road Couplet
32 W-Line and westerly of the west margin of the North Sammamish Plateau Access Road Couplet E-Line.
33

34 Containing 23,751 square feet, or 0.545 acres more or less, for proposed right-of-way use.
35

36 TOGETHER WITH the right to make all necessary slopes for cuts and fills upon the abutting property on each
37 side of any road which is now, or may be constructed hereafter on said property, may be made on their property
38 as herein set forth, in conformity with standard plans and specifications for highway purposes, and to the same
39 extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under
40 Eminent Domain statutes of the State of Washington.
41

42
43 IN WITNESS WHEREOF, the said Grantor has hereunto signed the _____ day of _____,
44 2001.
45

46
47 GRANTOR: Lakeside Industries, a Washington Joint Venture
48
49

50 BY: _____
51
52

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

It's: _____

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

On this day _____ of March, 2001, before me personally appeared _____
to me known to be the individual described in and who executed the foregoing instrument and acknowledged that in
that capacity as _____ signed the same as _____ free and voluntary act
and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Notary (print name)
NOTARY PUBLIC in and for the State of Washington ,
residing at: _____
My appointment expires: