



**Signature Report**

**May 29, 2002**

**Ordinance 14370**

**Proposed No.** 2002-0206.2

**Sponsors** McKenna

1                   AN ORDINANCE authorizing the condemnation of  
2                   certain property for the 140th Avenue Southeast – Phase  
3                   I, Right-of-Way No. 9-1992-001.

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**STATEMENT OF FACTS:**

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1. The King County council, on November 20, 1990, by Ordinance 9720

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did adopt the annual budget and program, and did provide therein for a

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transportation program that included the 140th Avenue Southeast – Phase

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I.

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2. An environmental checklist under chapter 197-11 WAC was issued on

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March 29, 1993, as part of the state Environmental Policy Act (SEPA)

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review procedure. A SEPA determination of nonsignificance was made

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under chapter 197-11 WAC on November 3, 1993.

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3. The King County council on December 20, 2000, by Ordinance 14018

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did adopt the 2001 budget and program and did provide therein for a

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transportation program.

18           4. The capital budget and program provides for the acquisition of land  
19           necessary for the development of the 140th Avenue Southeast – Phase I,  
20           Right of Way No. 9-1992-001.

21           5. In order to acquire the property and property rights required to facilitate  
22           construction of the existing two-lane road to four travel lanes and one  
23           continuous left-turn lane, curbs, gutters, sidewalks, illumination, Class II  
24           bicycle lanes, landscaping and two traffic signals. For Right-of-Way No.  
25           9-1992-001, as provided in this ordinance, it is necessary for King County  
26           to condemn certain lands and property rights, and rights in property for  
27           road purposes as hereinafter more particularly set forth.

28           6. The King County council finds that public health, safety, necessity  
29           and convenience demand that 140th Avenue Southeast – Phase I, Right-  
30           of-Way No. 9-1992-001, be improved within King County in accordance  
31           with the capital budget and program, and that certain properties, property  
32           rights, and/or rights in property be condemned, appropriated, taken, and  
33           damaged for the purpose of construction of four travel lanes, a  
34           continuous center left-turn lane, curbs, gutters, sidewalks, illumination,  
35           Class II bicycle lanes, landscaping and two traffic signals along 140th  
36           Avenue Southeast – Phase I, Right of Way No. 9-1992-001, as provided  
37           in this ordinance.

38           BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

39           SECTION 1. The King County council has deemed it necessary and in the best  
40           interest of the citizens of King County that the lands described in Attachment B to this

41 ordinance and other property rights and/or rights in property be condemned, appropriated,  
42 taken, and damaged for the purpose of four travel lanes, a continuous center left-turn  
43 lane, curbs, gutters, sidewalks, illumination, Class II bicycle lanes, landscaping and two  
44 traffic signals along 140th Avenue Southeast – Phase I, Right-of-Way No. 9-1992-001,  
45 subject to the making or paying of just compensation to the owners herein in the manner  
46 provided by law.

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

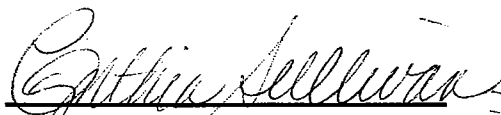
51         SECTION 3. The attorneys for King County are hereby authorized and directed  
52 to begin to prosecute the proceedings provided by law to condemn, take, and appropriate

53 the land and other property, and property rights necessary to carry out the provisions of  
54 this ordinance.  
55

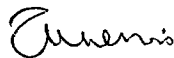
Ordinance 14370 was introduced on 5/20/2002 and passed by the Metropolitan King County Council on 5/28/2002, by the following vote:

Yes: 12 - Ms. Sullivan, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Phillips, Mr. Pelz, Mr. McKenna, Mr. Constantine, Mr. Pullen, Mr. Gossett, Mr. Irons and Ms. Patterson  
No: 0  
Excused: 1 - Ms. Hague

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON


  
Cynthia Sullivan, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 8 day of June, 2002.

  
Ron Sims, County Executive

RECEIVED  
2002 JUN -6 PM 12:45  
CLERK  
KING COUNTY COUNCIL

Attachments      A. Index - Ordinance, B. - Legal Descriptions

## INDEX - ORDINANCE

140<sup>th</sup> Avenue Southeast/132<sup>nd</sup> Avenue Southeast – Phase I

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Attachment B – Legal Descriptions

Parcel 29A, Right of Way Number 9-1992-001, Owner Richardson

**WARRANTY DEED**

All that portion of the following described Tract "A" lying easterly of a line parallel with and 50 feet westerly, measured at right angles, of the Construction Centerline of 140<sup>th</sup> Avenue Southeast as shown on King County Survey No. 3225-22/27235-27;

Contains an area of 2,437 square feet or 0.056 acre more or less

**PARCEL DESCRIPTION:**

Lot 1, King County Short Plat Number 378170, according to the short plat recorded under Recording Number 7904031226, being described as:

The north 116.66 feet of that portion of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows, to wit:

Beginning at the southeast corner of said subdivision;

thence northerly along the easterly line thereof 300 feet to the TRUE POINT OF BEGINNING;

thence westerly parallel to the southerly line of said subdivision 360 feet;

thence northerly parallel to the easterly line of said subdivision to a point on the south line of the north 5 acres of the easterly half of said subdivision;

thence easterly along the southerly line of said 5 acre tract 360 feet to the easterly line of said subdivision;

thence southerly along the easterly line to the TRUE POINT OF BEGINNING;

EXCEPT the easterly 121 feet thereof;

AND EXCEPT that portion lying southeasterly of a curve with a radius of 35 feet, concave to the southeast, the center of which is the southwest corner of the north 109 feet of the east 121 feet of that portion of the east half of the southeast quarter of the southwest quarter of said Section 34, lying south of the north 5 acres;

TOGETHER WITH an undivided 1/3 interest in Tract "A" described as follows:

**Tract "A":**

An undivided 1/3 interest in Tract "A" of said Short Plat No. 378170 described as follows:

The west 79 feet of the east 121 feet of the north 233.32 feet of that portion of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, lying south of the north 5 acres of the easterly half;

AND that portion lying within a circle with a radius of 35 feet, the center of which is the southwest corner of the north 109 feet of said east 121 feet;

TOGETHER WITH an easement for ingress, egress and utilities over the remaining 2/3 interest of the following portion of Tract A:

The north 60 feet of the west 79 feet of the east 121 feet;

AND the west 30 feet of the east 121 feet of the south 173.32 feet of the north 233.32 feet;

AND THAT portion lying within a circle with a radius of 35 feet of the center of which is the southwest corner of the north 109 feet of the east 121 feet, all within the east half of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, lying south of the north 5 acres thereof;

EXCEPT the east 42 feet thereof conveyed to King County for road by deeds recorded under King County Recording Numbers 4927673, 7111230383 and 7202280264.

14370

Parcel 29A, Right of Way Number 9-1992-001, Owner Richardson

### SLOPE EASEMENT

That portion of the above described Tract "A" lying easterly of the following described line, easterly being measured at right angles to the Construction Centerline of 140<sup>th</sup> Avenue Southeast as shown on King County Survey No. 3225-22/27235-27:

Beginning on the south property line at a point 90.0 feet left of the 140<sup>th</sup> Avenue Southeast Construction Centerline at Engineer's Station 322+52.0 of said survey;

thence northerly to a point 90.0 feet left of the Construction Centerline at Engineer's Station 322+75.0 of said survey;

thence northeasterly to a point 56.0 feet left of the Construction Centerline at Engineer's Station 323+44.0 of said survey;

thence northerly to a point 52.0 feet left of the Construction Centerline at Engineer's Station 324+15.0 of said survey, being the end of this line description.

LESS any portion thereof lying within additional Right-of-Way to be acquired by King County as shown on King County Survey No. 3225-22/27235-27.

Contains an area of 2,757 square feet or 0.063 acre, more or less

#### PARCEL DESCRIPTION:

Lot 1, King County Short Plat Number 378170, according to the short plat recorded under Recording Number 7904031226, being described as:

The north 116.66 feet of that portion of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows, to wit:

Beginning at the southeast corner of said subdivision;

thence northerly along the easterly line thereof 300 feet to the TRUE POINT OF BEGINNING;

thence westerly parallel to the southerly line of said subdivision 360 feet;

thence northerly parallel to the easterly line of said subdivision to a point on the south line of the north 5 acres of the easterly half of said subdivision;

thence easterly along the southerly line of said 5 acre tract 360 feet to the easterly line of said subdivision;

thence southerly along the easterly line to the TRUE POINT OF BEGINNING;

EXCEPT the easterly 121 feet thereof;

AND EXCEPT that portion lying southeasterly of a curve with a radius of 35 feet, concave to the southeast, the center of which is the southwest corner of the north 109 feet of the east 121 feet of that portion of the east half of the southeast quarter of the southwest quarter of said Section 34, lying south of the north 5 acres;

TOGETHER WITH an undivided 1/3 interest in Tract "A" described as follows:

#### Tract "A":

An undivided 1/3 interest in Tract "A" of said Short Plat No. 378170 described as follows:

The west 79 feet of the east 121 feet of the north 233.32 feet of that portion of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, lying south of the north 5 acres of the easterly half;

AND that portion lying within a circle with a radius of 35 feet, the center of which is the southwest corner of the north 109 feet of said east 121 feet;

TOGETHER WITH an easement for ingress, egress and utilities over the remaining 2/3 interest of the following portion of Tract A:

The north 60 feet of the west 79 feet of the east 121 feet;

AND the west 30 feet of the east 121 feet of the south 173.32 feet of the north 233.32 feet;

AND THAT portion lying within a circle with a radius of 35 feet of the center of which is the southwest corner of the north 109 feet of the east 121 feet, all within the east half of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, lying south of the north 5 acres thereof;

EXCEPT the east 42 feet thereof conveyed to King County for road by deeds recorded under King County Recording Numbers 4927673, 7111230383 and 7202280264.

14370

Parcel 29A, Right of Way Number 9-1992-001, Owner Richardson

### EASEMENT

All that portion of the hereinafter described Tract "A" more particularly described as follows:  
Beginning at a point 50.0 feet left of 140<sup>th</sup> Avenue Southeast Construction Centerline Engineer's Station 324+25, as shown on King County Survey No. 3225-22/27235-27;  
thence westerly to a point 90.0 feet left of Engineer's Station 324+25 of said survey;  
thence northerly to a point 90.0 feet left of Engineer's Station 324+48 of said survey;  
thence westerly to a point 120.2 feet left of Engineer's Station 324+48 of said survey;  
thence northerly to a point 120.9 feet left of Engineer's Station 324+84.4 of said survey;  
thence easterly to a point 50.0 feet left of Engineer's Station 324+86.9 of said survey;  
thence southerly to the Point of Beginning.

Contains an area of 3,567 square feet or 0.08 acre more or less

### PARCEL DESCRIPTION:

Lot 1, King County Short Plat Number 378170, according to the short plat recorded under Recording Number 7904031226, being described as:

The north 116.66 feet of that portion of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows, to wit:

Beginning at the southeast corner of said subdivision;

thence northerly along the easterly line thereof 300 feet to the TRUE POINT OF BEGINNING;

thence westerly parallel to the southerly line of said subdivision 360 feet;

thence northerly parallel to the easterly line of said subdivision to a point on the south line of the north 5 acres of the easterly half of said subdivision;

thence easterly along the southerly line of said 5 acre tract 360 feet to the easterly line of said subdivision;

thence southerly along the easterly line to the TRUE POINT OF BEGINNING;

EXCEPT the easterly 121 feet thereof;

AND EXCEPT that portion lying southeasterly of a curve with a radius of 35 feet, concave to the southeast, the center of which is the southwest corner of the north 109 feet of the east 121 feet of that portion of the east half of the southeast quarter of the southwest quarter of said Section 34, lying south of the north 5 acres;

TOGETHER WITH an undivided 1/3 interest in Tract "A" described as follows:

### Tract "A":

An undivided 1/3 interest in Tract "A" of said Short Plat No. 378170 described as follows:

The west 79 feet of the east 121 feet of the north 233.32 feet of that portion of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, lying south of the north 5 acres of the easterly half;

AND that portion lying within a circle with a radius of 35 feet, the center of which is the southwest corner of the north 109 feet of said east 121 feet;

TOGETHER WITH an easement for ingress, egress and utilities over the remaining 2/3 interest of the following portion of Tract A:

The north 60 feet of the west 79 feet of the east 121 feet;

AND the west 30 feet of the east 121 feet of the south 173.32 feet of the north 233.32 feet;

AND THAT portion lying within a circle with a radius of 35 feet of the center of which is the southwest corner of the north 109 feet of the east 121 feet, all within the east half of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, lying south of the north 5 acres thereof;

EXCEPT the east 42 feet thereof conveyed to King County for road by deeds recorded under King County Recording Numbers 4927673, 7111230383 and 7202280264.



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Parcel 29A, Right of Way Number 9-1992-001, Owner Richardson

## UTILITY EASEMENT

All that portion of the hereinafter described Tract "A" more particularly described as follows:  
The east 15 feet of the property, being parallel with and adjoining the west margin of 140<sup>th</sup> Avenue Southeast.

### PARCEL DESCRIPTION:

Lot 1, King County Short Plat Number 378170, according to the short plat recorded under Recording Number 7904031226, being described as:

The north 116.66 feet of that portion of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows, to wit:

Beginning at the southeast corner of said subdivision;

thence northerly along the easterly line thereof 300 feet to the TRUE POINT OF BEGINNING;

thence westerly parallel to the southerly line of said subdivision 360 feet;

thence northerly parallel to the easterly line of said subdivision to a point on the south line of the north 5 acres of the easterly half of said subdivision;

thence easterly along the southerly line of said 5 acre tract 360 feet to the easterly line of said subdivision;

thence southerly along the easterly line to the TRUE POINT OF BEGINNING;

EXCEPT the easterly 121 feet thereof;

AND EXCEPT that portion lying southeasterly of a curve with a radius of 35 feet, concave to the southeast, the center of which is the southwest corner of the north 109 feet of the east 121 feet of that portion of the east half of the southeast quarter of the southwest quarter of said Section 34, lying south of the north 5 acres;

TOGETHER WITH an undivided 1/3 interest in Tract "A" described as follows:

### Tract "A":

An undivided 1/3 interest in Tract "A" of said Short Plat No. 378170 described as follows:

The west 79 feet of the east 121 feet of the north 233.32 feet of that portion of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, lying south of the north 5 acres of the easterly half;

AND that portion lying within a circle with a radius of 35 feet, the center of which is the southwest corner of the north 109 feet of said east 121 feet;

TOGETHER WITH an easement for ingress, egress and utilities over the remaining 2/3 interest of the following portion of Tract A:

The north 60 feet of the west 79 feet of the east 121 feet;

AND the west 30 feet of the east 121 feet of the south 173.32 feet of the north 233.32 feet;

AND THAT portion lying within a circle with a radius of 35 feet of the center of which is the southwest corner of the north 109 feet of the east 121 feet, all within the east half of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, lying south of the north 5 acres thereof;

EXCEPT the east 42 feet thereof conveyed to King County for road by deeds recorded under King County Recording Numbers 4927673, 7111230383 and 7202280264.

14370

Parcel 29A, Right of Way Number 9-1992-001, Owner Richardson

### AGREEMENT TO RECONSTRUCT DRIVEWAY

Beginning at a point 50.0 feet left of 140<sup>th</sup> Avenue Southeast Construction Centerline Engineer's Station 324+25, as shown on King County Survey No. 3225-22/27235-27;  
thence westerly to a point 90.0 feet left of Engineer's Station 324+25 of said survey;  
thence northerly to a point 90.0 feet left of Engineer's Station 324+48 of said survey;  
thence westerly to a point 120.2 feet left of Engineer's Station 324+48 of said survey;  
thence southerly to a point 119.45 feet left of Engineer's Station 324+10.4 of said survey, said point being on the arc of a 35.0 foot radius curve concave to the southeast the radial center of which is 118.75 feet left of Engineer's Station 323+75.4 of said survey;  
thence westerly along the arc of said curve to a point 146.0 feet left of Engineer's Station 323+97.4 of said survey;  
thence southerly to a point 146.0 feet left of Engineer's Station 323+85 of said survey;  
thence easterly to a point 100.0 feet left of Engineer's Station 323+85 of said survey;  
thence northeasterly to a point 85.0 feet left of Engineer's Station 324+15 of said survey;  
thence easterly to a point 50.0 feet left of Engineer's Station 324+15 of said survey;  
thence northerly to the Point of Beginning

Containing an area of 2,761 square feet or 0.06 acre more or less

#### PARCEL DESCRIPTION:

Lot 1, King County Short Plat Number 378170, according to the short plat recorded under Recording Number 7904031226, being described as:

The north 116.66 feet of that portion of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows, to wit:

Beginning at the southeast corner of said subdivision;

thence northerly along the easterly line thereof 300 feet to the TRUE POINT OF BEGINNING;

thence westerly parallel to the southerly line of said subdivision 360 feet;

thence northerly parallel to the easterly line of said subdivision to a point on the south line of the north 5 acres of the easterly half of said subdivision;

thence easterly along the southerly line of said 5 acre tract 360 feet to the easterly line of said subdivision;

thence southerly along the easterly line to the TRUE POINT OF BEGINNING;

EXCEPT the easterly 121 feet thereof;

AND EXCEPT that portion lying southeasterly of a curve with a radius of 35 feet, concave to the southeast, the center of which is the southwest corner of the north 109 feet of the east 121 feet of that portion of the east half of the southeast quarter of the southwest quarter of said Section 34, lying south of the north 5 acres;

TOGETHER WITH an undivided 1/3 interest in Tract "A" described as follows:

#### Tract "A":

An undivided 1/3 interest in Tract "A" of said Short Plat No. 378170 described as follows:

The west 79 feet of the east 121 feet of the north 233.32 feet of that portion of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, lying south of the north 5 acres of the easterly half;

AND that portion lying within a circle with a radius of 35 feet, the center of which is the southwest corner of the north 109 feet of said east 121 feet;

TOGETHER WITH an easement for ingress, egress and utilities over the remaining 2/3 interest of the following portion of Tract A:

The north 60 feet of the west 79 feet of the east 121 feet;

AND the west 30 feet of the east 121 feet of the south 173.32 feet of the north 233.32 feet;

AND THAT portion lying within a circle with a radius of 35 feet of the center of which is the southwest corner of the north 109 feet of the east 121 feet, all within the east half of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, lying south of the north 5 acres thereof;

EXCEPT the east 42 feet thereof conveyed to King County for road by deeds recorded under King County Recording Numbers 4927673, 7111230383 and 7202280264.

14370

Parcel 29, Right of Way Number 9-1992-001, Owner Richardson

### AGREEMENT TO RECONSTRUCT DRIVEWAY

Beginning at a point 120.5 feet left of 140<sup>th</sup> Avenue Southeast Construction Centerline Engineer's Station 324+62, as shown on King County Survey No. 3225-22/27235-27;  
thence southerly to a point 119.45 feet left of Engineer's Station 324+10.4 of said survey, said point being on the arc of a 35.0 foot radius curve concave to the southeast the radial center of which is 118.75 feet left of Engineer's Station 323+75.4 of said survey;  
thence westerly along the arc of said curve to a point 146.0 feet left of Engineer's Station 323+97.4 of said survey;  
thence northerly to a point 146.0 feet left of Engineer's Station 324+21 of said survey;  
thence westerly to a point 176.0 feet left of Engineer's Station 324+21 of said survey;  
thence northerly to a point 176.0 feet left of Engineer's Station 324+62 of said survey;  
thence easterly to the Point of Beginning

Containing an area of 2,680 square feet or 0.0615 acre more or less

#### PARCEL DESCRIPTION:

Lot 1, King County Short Plat Number 378170, according to the short plat recorded under Recording Number 7904031226, being described as:

The north 116.66 feet of that portion of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows, to wit:

Beginning at the southeast corner of said subdivision;

thence northerly along the easterly line thereof 300 feet to the TRUE POINT OF BEGINNING;

thence westerly parallel to the southerly line of said subdivision 360 feet;

thence northerly parallel to the easterly line of said subdivision to a point on the south line of the north 5 acres of the easterly half of said subdivision;

thence easterly along the southerly line of said 5 acre tract 360 feet to the easterly line of said subdivision;

thence southerly along the easterly line to the TRUE POINT OF BEGINNING;

EXCEPT the easterly 121 feet thereof;

AND EXCEPT that portion lying southeasterly of a curve with a radius of 35 feet, concave to the southeast, the center of which is the southwest corner of the north 109 feet of the east 121 feet of that portion of the east half of the southeast quarter of the southwest quarter of said Section 34, lying south of the north 5 acres;

TOGETHER WITH an undivided 1/3 interest in Tract A;

AND TOGETHER WITH an easement for ingress, egress and utilities over the north 60 feet of the west 79 feet of the east 121 feet and the west 30 feet of the east 121 feet of the south 173.32 feet of the north 233.32 feet and that portion lying within a circle with a radius of 35 feet, the center of which is the southwest corner of the north 109 feet of the east 121 feet, all within the east half of the southeast quarter of the southwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, lying south of the north 5 acres thereof;

EXCEPT the east 42 feet thereof conveyed to King County for road by deeds recorded under King County Recording Number 4927673, 7111230383 and 7202280264.

14370

Parcel 34, Right of Way Number 9-1992-001, Owner Cedarwood Estates Homeowners Association

### **DRAINAGE EASEMENT**

That area lying easterly of the following described line:

Beginning on Grantor's south property line at a point 210.0 feet left of 140<sup>th</sup> Avenue Southeast Construction Centerline Engineer's Station 324+81.3, as shown on King County Survey No. 3225-22/27235-27;  
thence northerly to a point 210.0 feet left of Engineer's Station 325+65 of said survey;  
thence westerly to a point 325.0 feet left of Engineer's Station 325+65 of said survey;  
thence northerly to a point 325.0 feet left of Engineer's Station 326+10 of said survey;  
thence easterly to a point 210.0 feet left of Engineer's Station 326+10 of said survey;  
thence northerly to a point 210.0 feet left of Engineer's Station 327+00 of said survey;  
thence northeasterly to Grantor's north property line at a point 70.0 left of Engineer's Station 328+43.8 of said survey, being the end of this line description.

Containing an area of 48,480 square feet or 1.113 acres, more or less

#### **PARCEL DESCRIPTION:**

Tracts B and C, Cedarwood Estates, according to the plat thereof recorded in Volume 151 of Plats, pages 32 through 38, inclusive, in King County, Washington.

14370

Parcel 34, Right of Way Number 9-1992-001, Owner Cedarwood Estates Homeowners Association

### **SLOPE EASEMENT**

Beginning at a point 50.0 feet left of 140<sup>th</sup> Avenue Southeast Construction Centerline Engineer's Station 332+00, as shown on King County Survey No. 3225-22/27235-27;  
thence northwesterly to a point 75.0 feet left of Engineer's Station 332+32 of said survey;  
thence northerly to a point 84.0 feet left of Engineer's Station 332+92 of said survey;  
thence northerly to a point 70.2 feet left of Engineer's Station 333+55 of said survey;  
thence easterly to a point 50.0 feet left of Engineer's Station 333+68.3 of said survey;  
thence southerly to the Point of Beginning.

Contains an area of 4,411 square feet or .10 acre, more or less

#### **PARCEL DESCRIPTION:**

Tracts B and C, Cedarwood Estates, according to the plat thereof recorded in Volume 151 of Plats, pages 32 through 38, inclusive, in King County, Washington.

14370

Parcel 34, Right of Way Number 9-1992-001, Owner Cedarwood Estates Homeowners Association

### UTILITY EASEMENT

The east 15 feet of the property, being parallel with and adjoining the west margin of 140<sup>th</sup> Avenue Southeast.

**PARCEL DESCRIPTION:**

Tracts B and C, Cedarwood Estates, according to the plat thereof recorded in Volume 151 of Plats, pages 32 through 38, inclusive, in King County, Washington.

14370

Parcel 65, Right of Way Number 9-1992-001, Owner Talbot

### **WARRANTY DEED**

All that portion of the hereinafter described Parcel "A" lying Westerly of a line parallel with and 50 feet easterly, measured at right angles, from the Construction Centerline of 140<sup>th</sup> Ave. SE, as shown on King County Survey No. 3225-22/27235-27.

Contains an area of 415 square feet or 0.01 acre more or less

#### **PARCEL DESCRIPTION:**

That portion of the southwest quarter of the northeast quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the west line of said southwest quarter of the northeast quarter at a point 1,196.25 feet north of center of said section;

Thence north along said west line a distance of 110 feet to the TRUE POINT OF BEGINNING of the tract herein described;

Thence east 230 feet;

Thence south 110 feet;

Thence west 230 feet;

Thence north 110 feet to the point of beginning;

EXCEPT the west 42 feet thereof conveyed to King County for road purposes by deed recorded under Recording Numbers 4927669 and 7105060289.

14370

Parcel 65, Right of Way Number 9-1992-001, Owner Talbot

### AGREEMENT TO RECONSTRUCT DRIVEWAYS

That portion of Parcel "A" described as follows:

Beginning at a point 50.0 feet right of 140<sup>th</sup> Avenue Southeast Construction Centerline Engineer's Station 353+77.3 as shown on King County Survey No. 3225-22/27235-27:

thence easterly to a point 75.0 feet right of Engineer's Station 353+78.7 of said survey;  
thence northerly to a point 75.0 feet right of Engineer's Station 354+34.0 of said survey;  
thence westerly to a point 50.0 feet right of Engineer's Station 354+34.0 of said survey;  
thence southerly to the Point of Beginning.

Contains an area of 1400 square feet or 0.032 acre more or less

#### PARCEL DESCRIPTION:

**Parcel "A":** That portion of the southwest quarter of the northeast quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the west line of said southwest quarter of the northeast quarter at a point 1,196.25 feet north of center of said section;

Thence north along said west line a distance of 110 feet to the TRUE POINT OF BEGINNING of the tract herein described;

Thence east 230 feet;

Thence south 110 feet;

Thence west 230 feet;

Thence north 110 feet to the point of beginning;

EXCEPT the west 42 feet thereof conveyed to King County for road purposes by deed recorded under Recording Numbers 4927669 and 7105060289.



14370

Parcel 76, Right of Way Number 9-1992-001, Owner Jacobson

### WARRANTY DEED

All that portion of the hereinafter described Parcel "A" lying easterly of a line parallel with and 55 feet westerly, measured at right angles, from the Construction Centerline of 140<sup>th</sup> Ave. SE, as shown on King County Survey No. 3225-22/27235-27.

Contains an area of 1,669 square feet or 0.38 acre more or less

#### PARCEL DESCRIPTION:

Parcel "A": That portion of the northeast quarter of the northeast quarter of the northwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows:

The north half of the northeast quarter of the northeast quarter of the northwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington;

EXCEPT the north 30 feet thereof;

AND EXCEPT the east 50 feet thereof;

AND EXCEPT that portion thereof, if any, lying within Parcel "A" of King County Boundary Line Adjustment Number L95L0016, recorded under Recording Number 9503239010;

And King County, as to that portion lying within the following described property:

Beginning at the northeast corner of the northwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington;

thence south along the east line of said northwest quarter a distance of 30 feet;

thence south 89°54'30" west a distance of 557.67 feet;

thence on a curve to the right having a radius of 316.48 feet a distance of 138.90 feet to the intersection of the north line of said section;

thence north 89°54'30" east along said north line a distance of 672.15 feet to the Point of Beginning;

And H.C. Peters and Gertrude Peterrs, husband and wife, as to the remainder.

14370

Parcel 76, Right of Way Number 9-1992-001, Owner Jacobson

## SLOPE EASEMENT

All that portion of the hereinafter described Parcel "A" lying within the following described area:

Beginning at a point 55.0 feet left of 140<sup>th</sup> Ave. SE Construction Centerline Engineer's Station 366+88, as shown on King County Survey No. 3225-22/27235-27;  
thence Westerly to a point 73.0 feet left of Engineer's Station 366+88 of said survey; thence Northerly to a point 73.0 feet left of Engineer's Station 367+63 of said survey;  
thence Northerly to a point 62.0 feet left of Engineer's Station 368+28 of said survey;  
thence Easterly to a point 55.0 feet left of Engineer's Station 368+28 of said survey;  
thence Southerly to the point of beginning; Containing 2162 Square feet.

TOGETHER WITH:

Beginning at a point 55.0 feet left of Engineer's Station 365+14.0 of said survey;  
thence Westerly to a point 90.0 feet left of Engineer's Station 365+13.1 of said survey;  
thence Northeasterly to a point 61.0 feet left of Engineer's Station 365+30 of said survey;  
thence Northerly to a point 64.0 feet left of Engineer's Station 365+89 of said survey;  
thence Southeasterly to a point 55.0 feet left of Engineer's Station 365+78.0 of said survey;  
thence Southerly to the point of beginning. Containing 722 square feet.

Containing an area of 2884 square feet or 0.066 acre more or less

### PARCEL DESCRIPTION:

Parcel "A": That portion of the northeast quarter of the northeast quarter of the northwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows:

The north half of the northeast quarter of the northeast quarter of the northwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington;

EXCEPT the north 30 feet thereof;

AND EXCEPT the east 50 feet thereof;

AND EXCEPT that portion thereof, if any, lying within Parcel "A" of King County Boundary Line Adjustment Number L95L0016, recorded under Recording Number 9503239010;

And King County, as to that portion lying within the following described property:

Beginning at the northeast corner of the northwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington;  
thence south along the east line of said northwest quarter a distance of 30 feet;  
thence south 89°54'30" west a distance of 557.67 feet;  
thence on a curve to the right having a radius of 316.48 feet a distance of 138.90 feet to the intersection of the north line of said section;  
thence north 89°54'30" east along said north line a distance of 672.15 feet to the Point of Beginning;

And H.C. Peters and Gertrude Peterrs, husband and wife, as to the remainder.

14370

Parcel 76, Right of Way Number 9-1992-001, Owner Jacobson

### UTILITY EASEMENT

All that portion of the hereinafter described Parcel "A" lying within the following described area:

The east 15 feet of the property, being parallel with and adjoining the west margin of 140<sup>th</sup> Avenue Southeast.

**PARCEL DESCRIPTION:**

Parcel "A": That portion of the northeast quarter of the northeast quarter of the northwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows:

The north half of the northeast quarter of the northeast quarter of the northwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington;

EXCEPT the north 30 feet thereof;

AND EXCEPT the east 50 feet thereof;

AND EXCEPT that portion thereof, if any, lying within Parcel "A" of King County Boundary Line Adjustment Number L95L0016, recorded under Recording Number 9503239010;

And King County, as to that portion lying within the following described property:

Beginning at the northeast corner of the northwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington;

thence south along the east line of said northwest quarter a distance of 30 feet;

thence south 89°54'30" west a distance of 557.67 feet;

thence on a curve to the right having a radius of 316.48 feet a distance of 138.90 feet to the intersection of the north line of said section;

thence north 89°54'30" east along said north line a distance of 672.15 feet to the Point of Beginning;

And H.C. Peters and Gertrude Peterrs, husband and wife, as to the remainder.

14370

Parcel 76, Right of Way Number 9-1992-001, Owner Jacobson

### AGREEMENT TO RECONSTRUCT DRIVEWAY

Beginning at a point 55.0 feet left of 140<sup>th</sup> Avenue Southeast Construction Centerline Engineer's Station 365+78.0 as shown on King County Survey No. 3225-22/27235-27;  
thence northwesterly to a point 121.0 feet left of Engineer's Station 366+58 of said survey;  
thence northerly to a point 121.0 feet left of Engineer's Station 366+88 of said survey;  
thence easterly to a point 55.0 feet left of Engineer's Station 366+88 of said survey;  
thence southerly to the Point of Beginning.  
Containing 4620 square feet

TOGETHER WITH:

Beginning at a point 55.0 feet left of 140<sup>th</sup> Avenue Southeast Construction Centerline Engineer's Station 368+28, as shown on King County Survey No. 3225-22/27235-27;  
thence westerly to a point 92.0 feet left of Engineer's Station 368+28 of said survey;  
thence northerly to a point 92.0 feet left of Engineer's Station 368+46.9 of said survey;  
thence easterly to a point 55.0 feet left of Engineer's Station 368+47.9 of said survey;  
thence southerly to the Point of Beginning.  
Containing 718 square

Containing a Total Area of 5,338 square feet or 0.1225 acre more or less

#### PARCEL DESCRIPTION:

Parcel "A": That portion of the northeast quarter of the northeast quarter of the northwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington, described as follows:

The north half of the northeast quarter of the northeast quarter of the northwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington;

EXCEPT the north 30 feet thereof;

AND EXCEPT the east 50 feet thereof;

AND EXCEPT that portion thereof, if any, lying within Parcel "A" of King County Boundary Line Adjustment Number L95L0016, recorded under Recording Number 9503239010;

And King County, as to that portion lying within the following described property:

Beginning at the northeast corner of the northwest quarter of Section 34, Township 23 North, Range 5 East, W.M., in King County, Washington;  
thence south along the east line of said northwest quarter a distance of 30 feet;  
thence south 89°54'30" west a distance of 557.67 feet;  
thence on a curve to the right having a radius of 316.48 feet a distance of 138.90 feet to the intersection of the north line of said section;  
thence north 89°54'30" east along said north line a distance of 672.15 feet to the Point of Beginning;

And H.C. Peters and Gertrude Peterrs, husband and wife, as to the remainder.