



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**April 14, 2003**

**Ordinance 14602**

**Proposed No.** 2003-0152.2

**Sponsors** Pelz

1           AN ORDINANCE authorizing the condemnation of certain  
2           property for the widening and improvement of South 277th  
3           Street, right-of-way No. 9-2001-001, CIP No. 500298.

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**STATEMENT OF FACTS:**

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1. The King County council, November 21, 1995, by Ordinance 12029  
8           did adopt the annual budget and program, and did provide therein for a  
9           transportation program that included the widening and improvement of  
10          South 277th Street, right-of-way No. 9-2001-001, CIP No. 500298.

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2. A SEPA/DNS was made under WAC 197-11-460 on January 10, 2002.

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3. The King County council on November 27, 2001, by Ordinance 14265  
13          did adopt the 2002 budget and program and did provide therein for a  
14          transportation program.

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4. The capital budget and program provides for the acquisition of land  
16          necessary for the widening and improvement of South 277th Street, right-  
17          of-way No. 9-2001-001, CIP No. 500298.

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18 5. In order to acquire the property and property right required to improve  
19 the capacity for South 277th Street corridor by providing additional  
20 general traffic lanes, turn lanes, a storm water retention pond and  
21 associated water quality facilities along South 277th Street, as provided in  
22 this ordinance, it is necessary for King County to condemn certain lands  
23 and property rights, and rights in property for road purposes and  
24 hereinafter more particularly set forth.

25 6. The King County council finds that public health, safety, necessity and  
26 convenience demand that South 277th Street be improved within King  
27 County in accordance with the capital budget and program, and that  
28 certain properties, property rights, and rights in property be condemned,  
29 appropriated, taken, and damaged for the purpose of improve the capacity  
30 for South 277th Street corridor by providing additional general traffic  
31 lanes, turn lanes, a storm water retention pond and associated water  
32 quality facilities along South 277th Street, as provided in this ordinance.

33 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

34 SECTION 1. The King County council has deemed it necessary and in the best  
35 interest of the citizens of King County that the lands described in Attachment B to this  
36 ordinance and other property rights and/or rights in property be condemned, appropriated,  
37 taken, and damaged for the purpose of improve the capacity for South 277th Street  
38 corridor by providing additional general traffic lanes, turn lanes, a storm water retention  
39 pond and associated water quality facilities along South 277th Street, right-of-way No. 9-

40 2001-001, CIP No. 500298, subject to making or paying of just compensation to the  
41 owners herein in the manner provided by law.

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

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

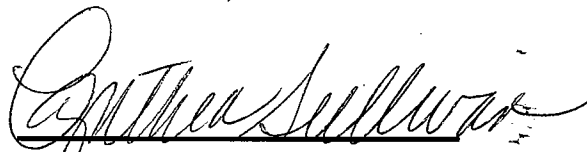
48 the land and other property, and property rights necessary to carry out the provisions of  
49 this ordinance.

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Ordinance 14602 was introduced on 3/31/2003 and passed by the Metropolitan King  
County Council on 4/14/2003, by the following vote:

Yes: 11 - Ms. Sullivan, Ms. Edmonds, Mr. von Reichbauer, Mr. Phillips, Mr.  
Pelz, Mr. McKenna, Mr. Constantine, Mr. Gossett, Ms. Hague, Mr. Irons and  
Ms. Patterson  
No: 0  
Excused: 2 - Ms. Lambert and Mr. Pullen

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON


  
Cynthia Sullivan, Chair

ATTEST:

  
Anne Noris, Clerk of the Council

RECEIVED  
2003 APR 20 PM 2:23  
CLERK OF THE COUNCIL

APPROVED this 28 day of April, 2003.

  
Ron Sims, County Executive

**Attachments** A. Index - Ordinance, dated 04-09-03, B. Legal Descriptions of Condemned  
Properties, dated 04-09-03, C. Vicinity Maps

INDEX - ORDINANCE

277<sup>th</sup> Street South, West Leg Phase 2

DOCUMENTS FOR RIGHT OF WAY 9-2001-001

<u>PARCEL</u>	<u>DOCUMENT IDENTIFICATION</u>	<u>PAGE NO</u>
1	WARRANTY DEED Michael Carpinito	1
1	DRAINAGE EASEMENT Michael Carpinito	2
1	TCE Michael Carpinito	3
1	ARD Michael Carpinito	4
2	WARRANTY DEED Michael Carpinito	5,6
2	TCE Michael Carpinito	7,8
2	ARD Michael Carpinito	9,10
6	DRAINAGE EASEMENT Carpinito Brothers, Inc.	11
6	TCE Carpinito Brothers, Inc.	12
6	ARD Carpinito Brothers, Inc.	13
7	DRAINAGE EASEMENT Michael Carpinito	14,15
7	ARD Michael Carpinito	16,17

**Revised Attachment B, April 9, 2003**

**14602**

**Legal descriptions of condemned properties**

Parcel 1, Right of Way Number 9-2001-001, Owner Carpinito

**WARRANTY DEED**

All that portion of the hereinafter described Parcel "A" Beginning at a point on the west property line, which is east of and at Engineer's Station 21+26, 30 feet right of the Right of Way Centerline of West Valley Highway, as shown on King County Survey No. 36-22-4-4;  
thence easterly along a line perpendicular to said Centerline to a point 40 feet east of said Centerline;  
thence southerly to a point at Engineer's Station 20+80, 50 feet right;  
thence southeasterly to a point north of and at Engineer's Station 10+70, 62 feet left of the Right of Way Centerline of South 277<sup>th</sup> Street;  
thence easterly along a line parallel to and 62 feet north of said Centerline for a distance of 143.26 feet to a point on the east property line;  
thence southerly along the east property line to the southeast corner of the property, which is at a point at Engineer's Station 12+13.37, 30 feet left of said Centerline.

Contains an area of 6,256 square feet or 0.144 acres, more or less

**PARCEL DESCRIPTION:**

Parcel "A": Beginning at the northwest corner of Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington;  
Thence south along the west line of said Section 36, 1599.31 feet;  
Thence N 1°29'00" West 30.00 feet to the TRUE POINT OF BEGINNING;  
Thence continuing North 1°29'00" West 200.00 feet;  
Thence South 88°42'43" West 177.50 feet;  
Thence south 160.77 feet;  
Thence South 45°18'24" East 54.66 feet;  
Thence North 88°42'43" East 143.82 feet to the TRUE POINT OF BEGINNING;

(ALSO KNOWN AS Lot A, City of Kent Lot Line Adjustment Number LL-97-14, recorded under Recording Number 9712030336).

Parcel 1, Right of Way Number 9-2001-001, Owner Carpinito

## **DRAINAGE EASEMENT**

All that portion of the hereinafter described Parcel "A" Beginning at a point on the west property line, which is east of and at Engineer's Station 21+26, 30 feet right of the Right of Way Centerline of West Valley Highway; thence easterly along a line perpendicular to said Centerline to a point 40 feet east of said Centerline; thence northerly along a line parallel to and 40 feet east of said Centerline for 104.96 feet to a point on the north property line; thence westerly along the north property line for a distance of 10 feet to the northwest property corner; thence southerly along the west property line, which is parallel to and 30 feet east of said Centerline, to the beginning point.

Containing 1,049 square feet or 0.024 acres, more or less

### **PARCEL DESCRIPTION:**

Parcel "A": Beginning at the northwest corner of Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington;

Thence south along the west line of said Section 36, 1599.31 feet;

Thence North 88°42'43" East 213.47 feet;

Thence North 1°29'00" West 30.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 1°29'00" West 200.00 feet;

Thence South 88°42'43" West 177.50 feet;

Thence south 160.77 feet;

Thence South 45°18'24" East 54.66 feet;

Thence North 88°42'43" East 143.82 feet to the TRUE POINT OF BEGINNING;

(ALSO KNOWN AS Lot A, City of Kent Lot Line Adjustment Number LL-97-14, recorded under Recording Number 9712030336).

## TEMPORARY CONSTRUCTION EASEMENT

All that portion of the hereinafter described Parcel "A" beginning at a point on the west property line, which is east of and at Engineer's Station 21+26, 30 feet right of the Right of Way Centerline of West Valley Highway; thence easterly along a line perpendicular to said Centerline to a point 40 feet east of said Centerline, to the True Point of Beginning;

thence southerly to a point at Engineer's Station 20+80, 50 feet right of said Centerline;

thence southeasterly to a point north of and at Engineer's Station 10+70, 62 feet left of the Right of Way Centerline of South 277<sup>th</sup> Street;

thence easterly along a line parallel to and 62 feet north of said Centerline for a distance of 143.26 feet to a point on the east property line;

thence northerly along the east property line for a distance of 10 feet;

thence westerly along a line parallel to and 72 feet north of said Centerline for a distance of 139.31 feet;

thence northwesterly to a point east of and at Engineer's Station 20+85.32, 59.08 feet right of the Right of Way Centerline of West Valley Highway;

thence northerly to a point at Engineer's Station 21+27.07, 50 feet right of said Centerline;

thence northerly along a line parallel to and 50 feet east of said Centerline for a distance of 104.10 feet to a point on the north property line;

thence westerly along the north property line for a distance of 10 feet;

thence southerly along a line parallel to and 40 feet east of said Centerline for a distance of 104.96 feet, to the True Point of Beginning.

Containing 4,170 square feet or .0957 acres more or less

### **PARCEL DESCRIPTION:**

Parcel "A": Beginning at the northwest corner of Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington;

Thence south along the west line of said Section 36, 1599.31 feet;

Thence North 88°42'43" East 213.47 feet;

Thence North 1°29'00" West 30.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 1°29'00" West 200.00 feet;

Thence South 88°42'43" West 177.50 feet;

Thence south 160.77 feet;

Thence South 45°18'24" East 54.66 feet;

Thence North 88°42'43" East 143.82 feet to the TRUE POINT OF BEGINNING;

(ALSO KNOWN AS Lot A, City of Kent Lot Line Adjustment Number LL-97-14, recorded under Recording Number 9712030336).

Parcel 1, Right of Way Number 9-2001-001, Owner Carpinito



## **AGREEMENT TO RECONSTRUCT DRIVEWAY**

All that portion of the hereinafter described Parcel "A" beginning at the southeast corner of the property, which is 30 feet north of the Right of Way Centerline of South 277<sup>th</sup> Street;  
Thence northerly along the east property line for a distance of 32 feet;  
Thence westerly along a line parallel to and 62 feet north of said Centerline for a distance of 1.26 feet to the True Point of Beginning;  
Thence northerly to a point at Engineer's Station 12+07.50, 81.50 feet left of said Centerline;  
Thence westerly along a line parallel to and 72 feet left of said Centerline for a distance of 97.5 feet;  
Thence southerly to a point at Engineer's Station 11+06, 62 feet left of said Centerline;  
Thence easterly along a line parallel to and 62 feet north of said Centerline to the True Point of Beginning.

Containing 1,984 square feet or 0.046 Acre, more or less.

### **PARCEL DESCRIPTION:**

Parcel "A": Beginning at the northwest corner of Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington;  
Thence south along the west line of said Section 36, 1599.31 feet;  
Thence North 88°42'43" East 213.47 feet;  
Thence North 1°29'00" West 30.00 feet to the TRUE POINT OF BEGINNING;  
Thence continuing North 1°29'00" West 200.00 feet;  
Thence South 88°42'43" West 177.50 feet;  
Thence south 160.77 feet;  
Thence South 45°18'24" East 54.66 feet;  
Thence North 88°42'43" East 143.82 feet to the TRUE POINT OF BEGINNING;

(ALSO KNOWN AS Lot A, City of Kent Lot Line Adjustment Number LL-97-14, recorded under Recording Number 9712030336).

Parcel 2, Right of Way Number 9-2001-001, Owner Carpinito

## WARRANTY DEED

All that portion of the hereinafter described Parcel "A" lying southerly and adjacent to the following described line:

Beginning at the southwest corner of the property, which is 30 feet north of the Right of Way Centerline of South 277<sup>th</sup> Street, as shown on King County Survey No. 36-22-4-4;  
thence northerly along the west property line for a distance of 32 feet to a point 62 feet left of said Centerline;  
thence easterly along a line parallel to and 62 feet north of said Centerline for a distance of 261.74 feet;  
thence northeasterly to a point on the east property line at Engineer's Station 16+85.97, 89 feet left of said Centerline;  
thence southwesterly along the east property line for a distance of 19.32 feet to the southeast corner of the property.

Together with all rights of ingress and egress (including all existing, future or potential easements of access, light, view and air) on South 277<sup>th</sup> Street from Engineer's Station 12+87.99 to the westerly right of way line of Primary State Highway No. 5 (SR 167).

Containing 8,921 square feet or 0.205 acres, more or less

### **PARCEL DESCRIPTION:**

Parcel "A": That portion of the John M. Thomas Donation Claim No. 42, described as follows:

Beginning at a point on the north line of South 277<sup>th</sup> Street, running east and west along the south line of the John M. Thomas Donation Claim 42, in Sections 25 and 36, Township 22 North, Range 4 East, W.M., in King County, Washington, which said point is 57 feet east of the west line and 30 feet north of the south line of said Thomas Donation Claim;  
thence east along the said north line of said 277<sup>th</sup> Street and parallel with the south line of said Thomas Donation Claim, 675 feet to the west bank of a slough or stream;  
thence following the meander of the west bank of said stream north 15.4 feet;  
thence North 18° East 23.8 feet;  
thence North 80° East 104.3 feet;  
thence North 15° West 37.6 feet;  
thence North 71 1/4° West 49.5 feet;  
thence North 55 3/4° West 85.1 feet;  
thence North 73 3/4° West 58.7 feet;  
thence North 34 1/4° West 68.6 feet;  
thence North 71° West 58.5 feet;  
thence north 1,315 feet to the Section line between Sections 25 and 36 aforesaid;  
thence west along said Section line to a point on said Section line, which is 57 feet east of the west line of said Thomas Donation Claim aforesaid;  
thence south along a line parallel with the west line of the said Thomas Donation Claim aforesaid to the Place of Beginning;  
EXCEPT that portion thereof conveyed to the State of Washington for Secondary State Highway 5 (SR 167) under deed recorded under Recording Number 5937853;  
AND EXCEPT that portion thereof conveyed to the State of Washington by deed recorded under Recording Number 6595896.  
AND EXCEPT that portion described as follows:

Beginning at the northwest corner of Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington;  
thence south along the west line of said Section 36, 1,599.31 feet;  
thence North 88°42'43" East, 213.47 feet;  
thence North 01°29'00" West, 30.00 feet to the True Point of Beginning;  
Parcel 2, Right of Way Number 9-2001-001, Owner Carpinito – Warranty Deed Continued

thence continuing North 01°29'00" West, 200.00 feet;  
thence South 88°42'43" West, 177.50 feet;  
thence south 160.73 feet;  
thence South 45°18'24" East, 54.66 feet;  
thence North 88°42'24" East, 54.66 feet;  
thence North 88°42'24" East, 143.82 feet to the True Point of Beginning;

(ALSO KNOWN AS Lot B, King County Lot Line Adjustment Number LL-97-14 recorded under Recording Number 9712030336.)

Parcel 2, Right of Way Number 9-2001-001, Owner Carpinito

## TEMPORARY CONSTRUCTION EASEMENT

All that portion of the hereinafter described Parcel "A" beginning at the southwest corner of the property, which is 30 feet north of the Right of Way Centerline of South 277<sup>th</sup> Street;  
thence northerly along the west property line for a distance of 32 feet to the True Point of Beginning 62 feet left of said Centerline;  
thence easterly along a line parallel to and 62 feet north of said Centerline for a distance of 1.74 feet;  
thence northeasterly to a point at Engineer's Station 12+17.31, 72 feet left of said Centerline;  
thence westerly along a line parallel to and 72 feet north of said Centerline for a distance of 4.08 feet to a point on the west property line;  
thence southerly along the west property line for a distance of 10 feet to the True Point of Beginning.

TOGETHER with that portion of the hereinafter described Parcel "A" beginning at the southwest corner of the property, which is 30 feet north of the Right of Way Centerline of South 277<sup>th</sup> Street;  
thence northerly along the west property line for a distance of 32 feet to a point 62 feet left of said Centerline;  
thence easterly along a line parallel to and 62 feet north of said Centerline for a distance of 74.72 feet to the True Point of Beginning at Engineer's Station 12+88, 62 feet left;  
thence easterly along a line parallel to and 62 feet north of said Centerline for a distance of 187 feet;  
thence northeasterly to a point on the east property line at Engineer's Station 16+85.97, 89 feet left of said Centerline;  
thence northerly along the east property line to a point at Engineer's Station 16+91.70, 99.82 feet left of said Centerline;  
thence southwesterly to a point at Engineer's Station 14+75, 72 feet left of said Centerline;  
thence westerly along a line parallel to and 72 feet north of said Centerline for a distance of 188.67 feet;  
thence southerly to the True Point of Beginning.

Containing 4,067 square feet or .0933 acres, more or less

### PARCEL DESCRIPTION:

Parcel "A": That portion of the John M. Thomas Donation Claim No. 42, described as follows:

Beginning at a point on the north line of South 277<sup>th</sup> Street, running east and west along the south line of the John M. Thomas Donation Claim 42, in Sections 25 and 36, Township 22 North, Range 4 East, W.M., in King County, Washington, which said point is 57 feet east of the west line and 30 feet north of the south line of said Thomas Donation Claim;  
thence east along the said north line of said 277<sup>th</sup> Street and parallel with the south line of said Thomas Donation Claim, 675 feet to the west bank of a slough or stream;  
thence following the meander of the west bank of said stream north 15.4 feet;  
thence North 18° East 23.8 feet;  
thence North 80° East 104.3 feet;  
thence North 15° West 37.6 feet;  
thence North 71 1/4° West 49.5 feet;  
thence North 55 3/4° West 85.1 feet;  
thence North 73 3/4° West 58.7 feet;  
thence North 34 1/4° West 68.6 feet;  
thence North 71° West 58.5 feet;  
thence north 1,315 feet to the Section line between Sections 25 and 36 aforesaid;  
thence west along said Section line to a point on said Section line, which is 57 feet east of the west line of said Thomas Donation Claim aforesaid;  
thence south along a line parallel with the west line of the said Thomas Donation Claim aforesaid to the Place of Beginning;

Parcel 2, Right of Way Number 9-2001-001, Owner Carpinito – Temporary Construction Easement Continued

EXCEPT that portion thereof conveyed to the State of Washington for Secondary State Highway 5 (SR 167) under deed recorded under Recording Number 5937853;

AND EXCEPT that portion thereof conveyed to the State of Washington by deed recorded under Recording Number 6595896.

AND EXCEPT that portion described as follows:

Beginning at the northwest corner of Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington;

thence south along the west line of said Section 36, 1,599.31 feet;

thence North 88°42'43" East, 213.47 feet;

thence North 01°29'00" West, 30.00 feet to the True Point of Beginning;

thence continuing North 01°29'00" West, 200.00 feet;

thence South 88°42'43" West, 177.50 feet;

thence south 160.73 feet;

thence South 45°18'24" East, 54.66 feet;

thence North 88°42'24" East, 54.66 feet;

thence North 88°42'24" East, 143.82 feet to the True Point of Beginning;

(ALSO KNOWN AS Lot B, King County Lot Line Adjustment Number LL-97-14 recorded under Recording Number 9712030336.)

## AGREEMENT TO RECONSTRUCT DRIVEWAY

All that portion of the hereinafter described Parcel "A" Beginning at the southwest corner of the property, which is 30 feet north of the Right of Way Centerline of South 277<sup>th</sup> Street;  
thence northerly along the west property line for a distance of 32 feet to a point 62 feet left of said Centerline;  
thence easterly along a line parallel to and 62 feet north of said Centerline for a distance of 1.74 feet to the True Point of Beginning at Engineer's Station 12+15, 62 feet left of said Centerline;  
thence easterly along a line parallel to and 62 feet north of said Centerline for a distance of 73 feet;  
thence northerly to a point at Engineer's Station 12+73, 127 feet left of said Centerline;  
thence westerly along a line parallel to and 127 feet north of said Centerline for a distance of 43 feet;  
thence southerly to the True Point of Beginning.

Containing 3,770 square feet or .0865 acres, more or less

### PARCEL DESCRIPTION:

Parcel "A": That portion of the John M. Thomas Donation Claim No. 42, described as follows:

Beginning at a point on the north line of South 277<sup>th</sup> Street, running east and west along the south line of the John M. Thomas Donation Claim 42, in Sections 25 and 36, Township 22 North, Range 4 East, W.M., in King County, Washington, which said point is 57 feet east of the west line and 30 feet north of the south line of said Thomas Donation Claim;  
thence east along the said north line of said 277<sup>th</sup> Street and parallel with the south line of said Thomas Donation Claim, 675 feet to the west bank of a slough or stream;  
thence following the meander of the west bank of said stream north 15.4 feet;  
thence North 18° East 23.8 feet;  
thence North 80° East 104.3 feet;  
thence North 15° West 37.6 feet;  
thence North 71 1/4° West 49.5 feet;  
thence North 55 3/4° West 85.1 feet;  
thence North 73 3/4° West 58.7 feet;  
thence North 34 1/4° West 68.6 feet;  
thence North 71° West 58.5 feet;  
thence north 1,315 feet to the Section line between Sections 25 and 36 aforesaid;  
thence west along said Section line to a point on said Section line, which is 57 feet east of the west line of said Thomas Donation Claim aforesaid;  
thence south along a line parallel with the west line of the said Thomas Donation Claim aforesaid to the Place of Beginning;  
EXCEPT that portion thereof conveyed to the State of Washington for Secondary State Highway 5 (SR 167) under deed recorded under Recording Number 5937853;  
AND EXCEPT that portion thereof conveyed to the State of Washington by deed recorded under Recording Number 6595896.  
AND EXCEPT that portion described as follows:

Beginning at the northwest corner of Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington;  
thence south along the west line of said Section 36, 1,599.31 feet;  
thence North 88°42'43" East, 213.47 feet;  
thence North 01°29'00" West, 30.00 feet to the True Point of Beginning;  
thence continuing North 01°29'00" West, 200.00 feet;  
thence South 88°42'43" West, 177.50 feet;  
thence south 160.73 feet;

Parcel 2, Right of Way Number 9-2001-001, Owner Carpinito – Agreement to Reconstruct Driveway Continued.

thence South 45°18'24" East, 54.66 feet;  
thence North 88°42'24" East, 54.66 feet;  
thence North 88°42'24" East, 143.82 feet to the True Point of Beginning;

(ALSO KNOWN AS Lot B, King County Lot Line Adjustment Number LL-97-14 recorded under Recording Number 9712030336.)

Parcel 6, Right of Way Number 9-2001-001, Owner Carpinito

## **DRAINAGE EASEMENT**

All that portion of the hereinafter described Parcel "A" beginning at the southwest corner of the property, which is 30 feet east of the Right of Way Centerline of West Valley Highway, as shown on King County Survey No. 36-22-4-4;

thence easterly along the south property line for a distance of 10 feet to a point 40 feet right of said Centerline; thence northerly along a line parallel to and 40 feet east of said Centerline for a distance of 239.42 feet to a point on the north property line;

thence westerly along the north property line for a distance of 10 feet to the northwest property corner; thence southerly along the west property line for a distance of 239.46 feet to the Beginning Point.

Containing 2,428 square feet or 0.056 acres, more or less

### **PARCEL DESCRIPTION:**

Parcel "A": That portion of government Lots 11 and 12, Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington, and the west 57 feet of John M. Thomas Donation Claim No. 42, described as follows:

Beginning at the intersection of the north line of South 276<sup>th</sup> Street (now known as South 277<sup>th</sup> Street) and the east line of 68<sup>th</sup> Avenue South;

Thence North 88°41' East along the north line of said South 276<sup>th</sup> Street, 182.22 feet to the east line of the west 57 feet of John M. Thomas Donation Claim No. 42;

Thence North 1°29' West along said east line 610.20 feet;

Thence South 88°41' West 166.4 feet to the east line of 68<sup>th</sup> Avenue South;

Thence south along said east line 610.0 feet to point of beginning;

EXCEPT the north 170 feet as measured along west line thereof;

AND EXCEPT the south 200 feet thereof.



## TEMPORARY CONSTRUCTION EASEMENT

All that portion of the hereinafter described Parcel "A" beginning at the southwest corner of the property, which is 30 feet east of the Right of Way Centerline of West Valley Highway;  
thence easterly along the south property line for a distance of 10 feet to a point 40 feet right of said Centerline to the True Point of Beginning;  
thence easterly along the south property line for a distance of 10 feet to a point 50 feet right of said Centerline;  
thence northerly along a line parallel to and 50 feet east of said Centerline for a distance of 125.94 feet to a point at Engineer's Station 23+57.18, 50 feet right of said Centerline;  
thence southwesterly to a point at Engineer's Station 23+53.06, 40 feet right of said Centerline;  
thence southerly along a line parallel to and 40 feet east of said Centerline for a distance of 122.05 feet to the True Point of Beginning.

Containing 1,230 square feet or 0.0282 acres, more or less

### **PARCEL DESCRIPTION:**

Parcel "A": That portion of government Lots 11 and 12, Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington, and the west 57 feet of John M. Thomas Donation Claim No. 42, described as follows:

Beginning at the intersection of the north line of South 276<sup>th</sup> Street (now known as South 277<sup>th</sup> Street) and the east line of 68<sup>th</sup> Avenue South;  
Thence North 88°41' East along the north line of said South 276<sup>th</sup> Street, 182.22 feet to the east line of the west 57 feet of John M. Thomas Donation Claim No. 42;  
Thence North 1°29' West along said east line 610.20 feet;  
Thence South 88°41' West 166.4 feet to the east line of 68<sup>th</sup> Avenue South;  
Thence south along said east line 610.0 feet to point of beginning;  
EXCEPT the north 170 feet as measured along west line thereof;  
AND EXCEPT the south 200 feet thereof.

Parcel 6, Right of Way Number 9-2001-001, Owner Carpinito

## **AGREEMENT TO RECONSTRUCT DRIVEWAY**

All that portion of the hereinafter described Parcel "A" beginning at the southwest corner of the property, which is 30 feet east of the Right of Way Centerline of West Valley Highway; thence easterly along the south property line for a distance of 10 feet to a point 40 feet right of said Centerline; thence northerly along a line parallel to and 40 feet east of said Centerline for a distance of 122.05 feet to the True Point of Beginning at Engineer's Station 23+53.06, 40 feet right of said Centerline; thence northeasterly to a point at Engineer's Station 23+60, 57 feet right of said Centerline; thence northerly along a line parallel to and 57 feet east of said Centerline for a distance of 34 feet; thence northwesterly to a point at Engineer's Station 24+01.84, 40 feet right of said Centerline; thence southerly along a line parallel to and 40 feet east of said Centerline for a distance of 49 feet to the True Point of Beginning.

Containing 702 square feet or 0.0161 acres, more or less

### **PARCEL DESCRIPTION:**

Parcel "A": That portion of Government Lots 11 and 12, Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington, and the west 57 feet of John M. Thomas Donation Claim No. 42, described as follows:

Beginning at the intersection of the north line of South 276<sup>th</sup> Street (now known as South 277<sup>th</sup> Street) and the east line of 68<sup>th</sup> Avenue South;  
Thence North 88°41' East along the north line of said South 276<sup>th</sup> Street, 182.22 feet to the east line of the west 57 feet of John M. Thomas Donation Claim No. 42;  
Thence North 1°29' West along said east line 610.20 feet;  
Thence South 88°41' West 166.4 feet to the east line of 68<sup>th</sup> Avenue South;  
Thence south along said east line 610.0 feet to point of beginning;  
EXCEPT the north 170 feet as measured along west line thereof;  
AND EXCEPT the south 200 feet thereof.

Parcel 7, Right of Way Number 9-2001-001, Owner Carpinito

## DRAINAGE EASEMENT

All that portion of the hereinafter described Parcels "A", "B", and "C" beginning at the southwest corner of the property, which is 30 feet east of the Right of Way Centerline of West Valley Highway, as shown on King County Survey No. 36-22-4-4;

thence easterly along the south property line for a distance of 10 feet;

thence northwesterly to a point on the west property line, at Engineer's Station 25+00, 30 feet right of said Centerline;

thence southerly along the west property line for a distance of 29.81 feet to the Beginning Point.

Containing 149 square feet or 0.003 acres, more or less

### **PARCEL DESCRIPTION:**

Parcel "A": That portion of Government Lot 12, Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington, and the west 57 feet of John M. Thomas Donation Claim No. 42, described as follows:

Beginning at the intersection of the east line of 68<sup>th</sup> Avenue South and the north line of said Section 36;

Thence south along the east line of 68<sup>th</sup> Avenue South 960.20 feet;

Thence North 88°41' East 166.5 feet to the east line of the west 57 feet of John M. Thomas Donation Claim No. 42;

Thence North 1°29' West 957.79 feet to the aforesaid north line of Section 36;

Thence South 89°29' West 141.56 feet to the point of beginning;

EXCEPT that portion of Government Lot 12, Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington, and the west 57 feet of John M. Thomas Donation Claim No. 42, described as follows:

Commencing at the intersection of the east line of 68<sup>th</sup> Avenue South and the north line of said Section 36;

Thence south along the east line of 68<sup>th</sup> Avenue South 960.2 feet to the point of beginning, said point being the northwest corner of a tract of land sold to G.L.S. Properties, Inc., by Real Estate Contract recorded March 28, 1967, under Recording Number 6155240;

Thence North 89°41' East 166.4 feet to the east line of the west 57 feet of said Donation Claim No. 42 and the northeast corner of said G.L.S. Properties tract;

Thence North 1°29' West 184 feet, more or less, to the thread of the creek;

Thence northwesterly on the thread of the Creek to the east line of 68<sup>th</sup> Avenue South;

Thence south on said line 383 feet, more or less, to the point of beginning.

### **PARCEL "B"**

That portion of Government Lot 12, Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington, and the west 57 feet of John M. Thomas Donation Claim No. 42, in King County, Washington, described as follows:

Commencing at the intersection of the east line of 68<sup>th</sup> Avenue South and the north line of said Section 36;

Thence south along the east line of 68<sup>th</sup> Avenue South 960.2 feet to the point of beginning, said point being the northwest corner of a tract of land sold to the G.L.S. Properties, Inc. by Real Estate Contract recorded March 28, 1967 under Recording Number 6155240;

Thence North 89°41'00" East 166.4 feet to the east line of the west 57 feet of said Donation Claim No. 42, and the northeast corner of said G.L.S. Properties tract;

Thence North 1°29' West 184 feet, more or less, to the thread of the Creek;

Thence northwesterly on the thread of the Creek to the east line of 68<sup>th</sup> Avenue South;

Thence south on said line 383 feet, more or less, to the point of beginning.

Parcel 7, Right of Way Number 9-2001-001, Owner Carpinito – Drainage Easement Continued

**PARCEL “C”**

The north 170 feet as measured along the west line of the following:

That portion of Government Lots 11 and 12, Section 36, Township 22 North, Range 4 East, W.M., In King County, Washington, and the west 57 feet of John M. Thomas Donation Claim No. 42, in King County, Washington, described as follows:

Beginning at the intersection of the north line of South 276<sup>th</sup> Street and the east line of 68<sup>th</sup> Avenue South;  
Thence North 88°41' East along the north line of South 276<sup>th</sup> Street, 182.22 feet to the east line of the west 57 feet of John M. Thomas Donation Claim No. 42;

Thence North 1°29' West along said east line 610.20 feet;

Thence South 88°41' West 166.4 feet to the east line of 68<sup>th</sup> Avenue South;

Thence south along said east line 610.0 feet to the point of beginning.

Parcel 7, Right of Way Number 9-2001-001, Owner Carpinito

### **AGREEMENT TO RECONSTRUCT DRIVEWAYS**

All that portion of the hereinafter described Parcels "A", "B", and "C" beginning at a point on the west property line 30 feet east of and at Engineer's Station 25+00 of the Right of Way Centerline of West Valley Highway; thence northeasterly to a point at Engineer's Station 25+05, 48 feet right of said Centerline; thence northerly along a line parallel to and 48 feet east of said Centerline for a distance of 25 feet; thence northwesterly to a point on the west property line at Engineer's Station 25+35, 30 feet right of said Centerline; thence southerly along the west property line for a distance of 35 feet to the Beginning Point.

TOGETHER with that portion of the hereinafter described Parcel "A", "B", and "C" description beginning at the northwest corner of the property which is 30 feet east of the Right of Way Centerline of West Valley Highway; thence southerly along the west property line for a distance of 12.19 feet to a point at Engineer's Station 26+28, 30 feet right of said Centerline; thence northeasterly to a point at Engineer's Station 26+33, 36 feet right of said Centerline; thence northerly along a line parallel to and 36 feet east of said Centerline for a distance of 7.33 feet to a point on the north property line; thence westerly along the north property line for a distance of 6 feet to the Beginning Point.

Containing 598 square feet or 0.0137 acres, more or less

#### **PARCEL DESCRIPTION:**

Parcel "A": That portion of Government Lot 12, Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington, and the west 57 feet of John M. Thomas Donation Claim No. 42, described as follows:

Beginning at the intersection of the east line of 68<sup>th</sup> Avenue South and the north line of said Section 36;  
Thence south along the east line of 68<sup>th</sup> Avenue South 960.20 feet;  
Thence North 88°41' East 166.5 feet to the east line of the west 57 feet of John M. Thomas Donation Claim No. 42;  
Thence North 1°29' West 957.79 feet to the aforesaid north line of Section 36;  
Thence South 89°29' West 141.56 feet to the point of beginning;  
EXCEPT that portion of Government Lot 12, Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington, and the west 57 feet of John M. Thomas Donation Claim No. 42, described as follows:

Commencing at the intersection of the east line of 68<sup>th</sup> Avenue South and the north line of said Section 36;  
Thence south along the east line of 68<sup>th</sup> Avenue South 960.2 feet to the point of beginning, said point being the northwest corner of a tract of land sold to G.L.S. Properties, Inc., by Real Estate Contract recorded March 28, 1967, under Recording Number 6155240;  
Thence North 89°41' East 166.4 feet to the east line of the west 57 feet of said Donation Claim No. 42 and the northeast corner of said G.L.S. Properties tract;  
Thence North 1°29' West 184 feet, more or less, to the thread of the creek;  
Thence northwesterly on the thread of the Creek to the east line of 68<sup>th</sup> Avenue South;  
Thence south on said line 383 feet, more or less, to the point of beginning.

#### **PARCEL "B"**

That portion of Government Lot 12, Section 36, Township 22 North, Range 4 East, W.M., in King County, Washington, and the west 57 feet of John M. Thomas Donation Claim No. 42, in King County, Washington, described as follows:

Commencing at the intersection of the east line of 68<sup>th</sup> Avenue South and the north line of said Section 36;

Parcel 7, Right of Way Number 9-2001-001, Owner Carpinito – Agreement to Reconstruct Driveway Continued

Thence south along the east line of 68<sup>th</sup> Avenue South 960.2 feet to the point of beginning, said point being the northwest corner of a tract of land sold to the G.L.S. Properties, Inc. by Real Estate Contract recorded March 28, 1967 under Recording Number 6155240;

Thence North 89°41'00" East 166.4 feet to the east line of the west 57 feet of said Donation Claim No. 42, and the northeast corner of said G.L.S. Properties tract;

Thence North 1°29' West 184 feet, more or less, to the thread of the Creek;

Thence northwesterly on the thread of the Creek to the east line of 68<sup>th</sup> Avenue South;

Thence south on said line 383 feet, more or less, to the point of beginning.

**PARCEL "C"**

The north 170 feet as measured along the west line of the following:

That portion of Government Lots 11 and 12, Section 36, Township 22 North, Range 4 East, W.M., In King County, Washington, and the west 57 feet of John M. Thomas Donation Claim No. 42, in King County, Washington, described as follows:

Beginning at the intersection of the north line of South 276<sup>th</sup> Street and the east line of 68<sup>th</sup> Avenue South;

Thence North 88°41' East along the north line of South 276<sup>th</sup> Street, 182.22 feet to the east line of the west 57 feet of John M. Thomas Donation Claim No. 42;

Thence North 1°29' West along said east line 610.20 feet;

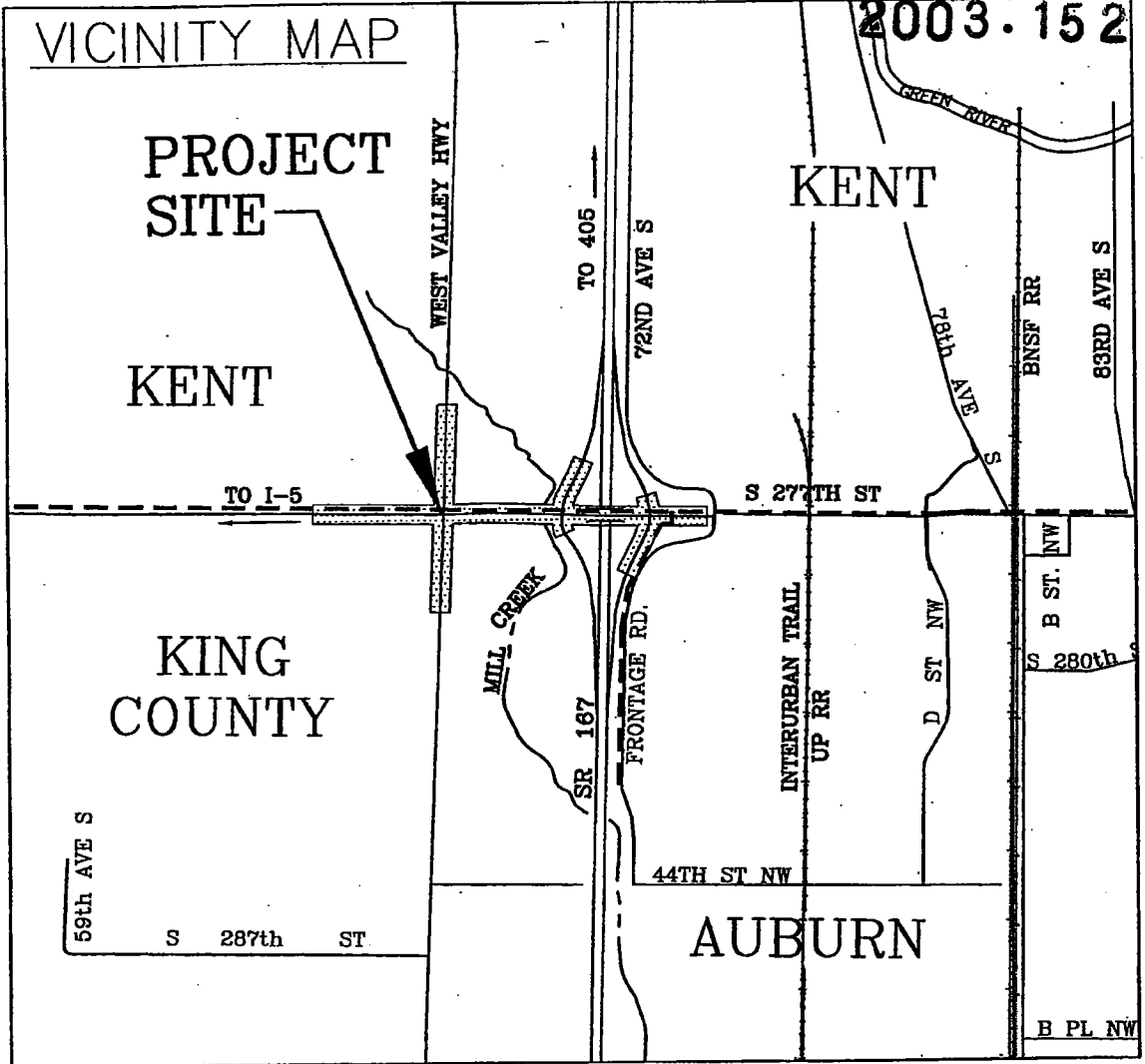
Thence South 88°41' West 166.4 feet to the east line of 68<sup>th</sup> Avenue South;

Thence south along said east line 610.0 feet to the point of beginning.

# 14602

Attachment C

2003.152



## PLAN SHEET

SHEET	DESCRIPTION	SHEET	DESCRIPTION
1	C1 COVER SHEET, INDEX, & VICINITY MAP	86-87	SN1-SN2 STRUC
2-3	SQ1-SQ2 SUMMARY OF QUANTITIES	88-94	CH1-CH7 CHAN
4	VM1 ABBREVIATIONS & BENCHMARK DATA	95-97	SS1-SS3 STREE
5-6	VM2-VM3 SHEET LAYOUT	98	TSL1 TEMPC
7-17	SB1-SB11 SOIL BORINGS	99-105	SL1-SL7 STREE
18	PC1 PAVEMENT CORES	106-111	TTS1-TTS6 TEMPC
19-22	RS1-RS4 TYPICAL ROADWAY SECTIONS	112-127	TS1-TS16 TRAFF
23-33	AL1-AL11 ALIGNMENT & RIGHT OF WAY PLANS	128-132	ITS1-ITS5 CCTV
34-42	SP1-SP9 SITE PREPARATION PLANS	133-139	WL1-WL7 RETAIL
43-50	GP1-GP8 GRADING PLANS	140	ST1 SIGN
51-53	ED1-ED3 TEMPORARY EROSION CONTROL NOTES	141-142	WM1-WM2 WETLA
54-63	EC1-EC10 TEMPORARY EROSION CONTROL PLANS	143-144	AR1-AR2 ACCE'
64-78	PP1-PP15 STREET PLAN & PROFILE	145-146	FM1-FM2 FLOOR
79-81	ID1-ID3 INTERSECTION DETAILS	147-157	L1-L11 PLAN
82-85	DD1-DD4 DRAINAGE DETAILS		

FIELD BOOK:	NOTE-BOOK		
SURVEYED:	KING COUNTY 05/01		
SURVEY BASE MAP:	SURVEY-BASE		
DESIGN ENTERED:	J. OPSUTH 05/02		
DESIGNED:	H. WEEKS 05/02		

**JACOBS**

JACOBS CIVIL INC.  
600 108th Avenue NE,  
Suite 700  
Bellevue, WA 98004  
Phone: (425)452-8000

0% REVIEW SET

14602

SUBJECT SITE

