

October 3, 1995

Introduced by: BRUCE LAING

Proposed No.: 95 - 756

MOTION NO. **9708**

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A MOTION authorizing the executive to grant sidewalk and slope easements to the City of Renton in Council District 6.

WHEREAS, under King County Code 4.56.010 the King County Council may authorize the King County executive to grant an easement over county property; and

WHEREAS, as a requirement of the site plan approval process for secondary treatment facilities known as the Renton Enlargement III project, the Hearing Examiner required street improvements which include curbs, gutters, and walkways along Monster Road; and

WHEREAS, in order to relieve the Department of Metropolitan Services (hereinafter called "Metro") of the responsibility for maintenance of the walkways and abutting slopes, the City of Renton has requested that it be granted easements for the sidewalks and abutting slopes; and

WHEREAS, the Metro water pollution control department, which manages the East Division Reclamation Plant, supports the granting of these easements; and

WHEREAS, the granting of the easements is considered to be of mutual benefit to King County and the City of Renton; and

WHEREAS, the King County council finds that the granting of these sidewalk and slope easements will not interfere with the use of the property by the Metro water pollution control department, and the rights requested by the City of Renton are surplus to the county's present and foreseeable needs;

1 NOW, THEREFORE, BE IT MOVED by the Council of King County:

2 The county executive is authorized to sign and deliver to  
3 the City of Renton sidewalk and slope easements, substantially  
4 in the form of Exhibit "A" for the maintenance of the sidewalks  
5 and abutting slopes over, upon, and across the following  
6 described property, situated in King County, Washington.

7 PASSED by a vote of 11 to 0 this 20<sup>th</sup> day  
8 of November, 1995.

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KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

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Kent Pullen  
Chair

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ATTEST:

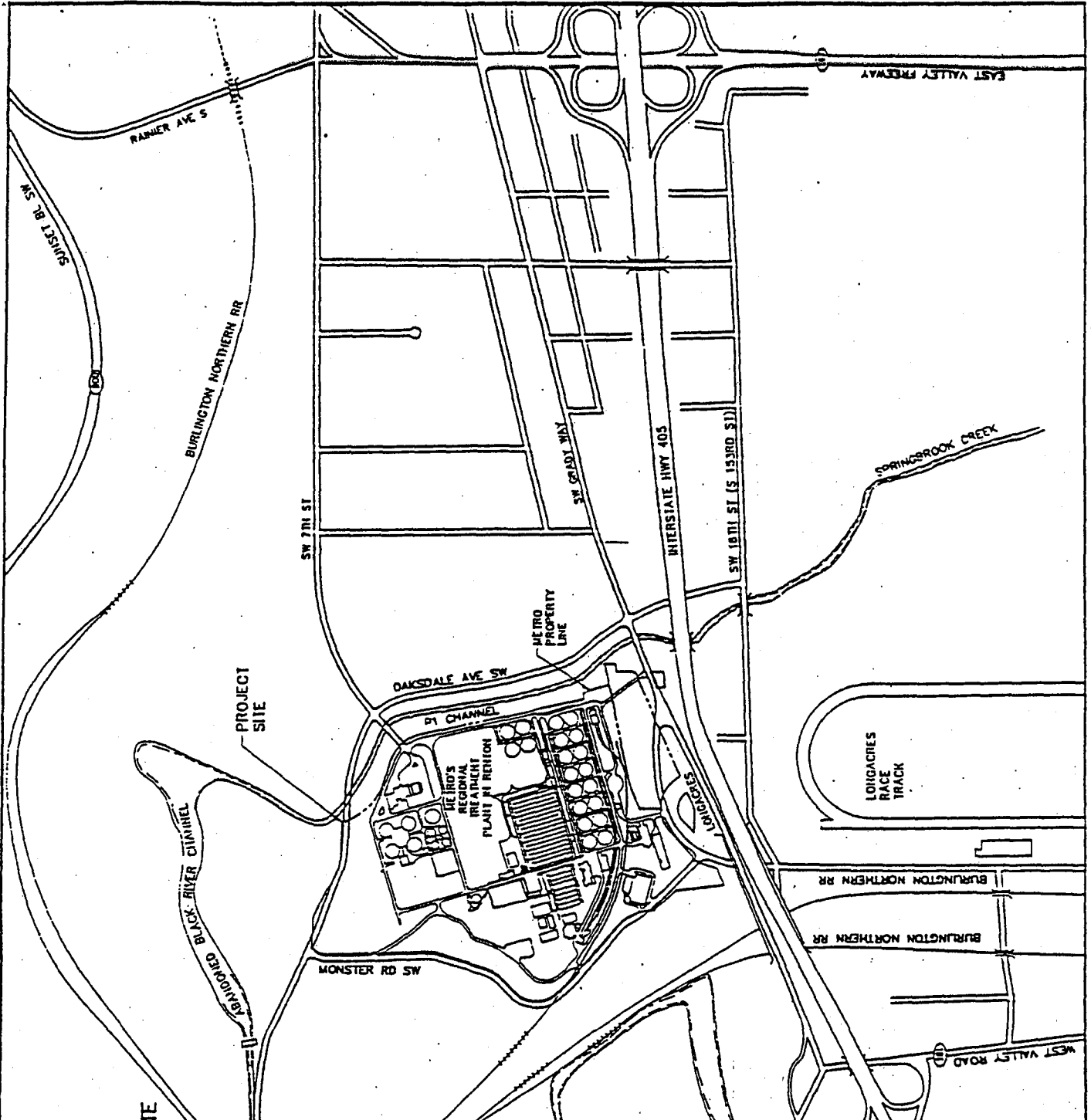
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Gerald A. Peterson  
Clerk of the Council

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Attachments: Exhibit "A" - Permanent Easements

9708



Site Location



WHEN RECORDED RETURN TO:  
Office of the City Clerk  
Renton Municipal Building  
200 Mill Avenue South  
Renton, WA 98055

9708

EASEMENT FOR ROADWAY SLOPES AND  
SIDEWALK AREAS

THIS INSTRUMENT, made this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; by and between KING COUNTY, a political subdivision of the State of Washington hereinafter called "Grantor(s), and the CITY OF RENTON, a Municipal Corporation of King County, Washington, hereinafter called "Grantee."

That said Grantor(s), for and in consideration of the sum of \$1.00 (One Dollar and other valuable consideration) doe(es) hereby grants, conveys and warrants unto the said Grantee, the perpetual right, permit, license and easement to use and occupy the hereinafter described lands for the purpose of repairing, constructing and maintaining roadway slopes, curbs and sidewalk areas in excavation and/or embankment, said lands being situated in Renton, King County, State of Washington, and described as follows, to-wit:

A portion of the property known as the East Division Reclamation Plant legally described on the attached Exhibit "A" by this reference made a part hereof.

Said portion more particularly described on the attached Exhibit "B" and by this reference made a part hereof.

the specific details concerning all of which are to be found within that certain map of definite location now of record and on file in the office of the City Engineer of Renton, Washington, and bearing date of approval.

KING COUNTY

By: \_\_\_\_\_  
Gary Locke  
King County Executive

CORPORATE FORM:

STATE OF WASHINGTON) ) SS  
COUNTY OF KING ) )

On this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ before me, the undersigned, a Notary Public in and for the State of \_\_\_\_\_, duly commissioned and swore personally appeared Gary Locke to me known to be the County Executive that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness by hand and official seal hereto affixed the day and year in this certificate above written.

\_\_\_\_\_  
Notary Public in and for the State of  
Washington, residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_

## EXHIBIT A

## DESCRIPTION OF THE EAST DIVISION RECLAMATION PLANT IN RENTON

All that portion of Government Lot 2, Government Lot 5, Government Lot 6, Government Lot 8, the Northeast quarter of the Northwest quarter, and the Southwest quarter of the Northeast quarter of Section 24, Township 23 North, Range 4 East, W.M., in King County, Washington, described as a whole as follows:

Commencing at the Northeast corner of said Northeast quarter of the Northwest quarter; thence along the North line of said Northeast quarter of the Northeast quarter and along the North line of Government Lot 1 of said Section 24, North  $87^{\circ} 26' 22''$  West 2693.05 feet to the Northwest corner of said Government Lot 1; thence along the West line of said Government Lot 1 and Lot 5, South  $00^{\circ} 26' 19''$  West 2299.77 feet; thence South  $89^{\circ} 33' 41''$  East 1909.89 feet to an intersection with the Easterly right-of-way margin of Monster Road established by the City of Renton's alignment of August 3, 1988 and the TRUE POINT OF BEGINNING herein known as POINT A being a point on a curve concave to the Southwest the radius point of which bears South  $63^{\circ} 48' 40''$  West 367.11 feet, thence along said Easterly right-of-way margin for the following sixteen (16) courses:

Northerly along said curve an arc distance of 147.50 feet through a central angle of  $23^{\circ} 01' 17''$ ,

North  $49^{\circ} 12' 37''$  West 349.48 feet to the beginning of a curve to the right having a radius of 1736.79 feet,

Northerly along said curve an arc distance of 79.79 feet through a central angle of  $02^{\circ} 37' 56''$  to POINT B; thence continuing on said curve an arc distance of 176.35 feet through a central angle of  $05^{\circ} 49' 04''$ ,

North  $40^{\circ} 45' 37''$  West 39.69 feet to the beginning of a curve to the right having a radius of 190.37 feet,

Northerly along said curve an arc distance of 292.83 feet through a central angle of  $88^{\circ} 08' 00''$ ,

North  $47^{\circ} 22' 23''$  East 121.88 feet to the beginning of a curve to the left having a radius of 316.48 feet,

Northerly along said curve an arc distance of 10.00 feet through a central angle of  $01^{\circ} 48' 40''$  to POINT C; thence continuing along said curve an arc distance of 45.29 feet through a central angle of  $08^{\circ} 12' 00''$  to POINT D; thence continuing along said curve an arc distance of 103.79 feet through a central angle of  $18^{\circ} 47' 20''$ ,

North  $18^{\circ} 34' 23''$  East 317.29 feet to the beginning of a curve to the left having a radius of 316.48 feet,

Northerly along said curve an arc distance of 110.47 feet through a central angle of  $20^{\circ} 00' 00''$ ,

North  $01^{\circ} 25' 37''$  West 8.76 feet to POINT E; thence continuing North  $01^{\circ} 25' 37''$  West 189.00 feet to POINT F; thence continuing North  $01^{\circ} 25' 37''$  West 106.00 feet to POINT G; thence continuing North  $01^{\circ} 25' 37''$  West 315.65 feet to the Southwest corner of a parcel of land conveyed to the Municipality of Metropolitan Seattle by First City Equities by Deed recorded under Recording Number 8707080246;

thence continuing along said Easterly right-of-way margin and along the Westerly line of said parcel for the following four (4) courses:

North  $01^{\circ} 25' 37''$  West 64.76 feet to the beginning of a curve to the right having a radius of 120.00 feet,

Northerly along said curve an arc distance of 54.90 feet through a central angle of  $26^{\circ} 12' 45''$ ,

North  $24^{\circ} 47' 08''$  East 24.57 feet to the beginning of a curve to the right having a radius of 45.00 feet,

Northerly along said curve an arc distance of 31.79 feet through a central angle of  $40^{\circ} 28' 16''$  to the Westerly line of a tract of land conveyed to Metro by Deed recorded under Recording Number 82007300283;

thence along said Westerly line North  $22^{\circ} 25' 36''$  West 16.05 feet to the North line of said Northeast quarter of the Northwest quarter; thence along said North line South  $87^{\circ} 26' 22''$  East 225.60 feet to the Westerly corner of a tract of land conveyed to First City Equities by Metro by Deed recorded under Recording Number 8707080245; thence along the Southwesterly line of said tract South  $65^{\circ} 13' 27''$  East 207.51 feet to an intersection with a curve concave to the North, the radius point of which bears North  $40^{\circ} 45' 45''$  East 422.96 feet and the Northerly line of a tract of land conveyed to the Municipality of Metropolitan Seattle by Burlington Northern Railroad Company by Deed recorded under Recording Number 8207300283; thence along said Northerly line for the following five (5) courses:

Southeasterly along said curve an arc distance of 294.03 feet through a central angle of  $39^{\circ} 49' 49''$ ,

South  $89^{\circ} 04' 04''$  East 197.07 feet,

South  $73^{\circ} 04' 20''$  East 11.32 feet to an intersection with a curve concave to the Northeast the radius point of which bears North  $73^{\circ} 17' 41''$  East 431.53 feet,

Southeasterly along said curve an arc distance of 424.53 feet through a central angle of  $56^{\circ} 22' 01''$ ,

South  $73^{\circ} 04' 20''$  East 46.48 feet to the Westerly line of a tract of land conveyed to King County by the Municipality of Metropolitan Seattle by Deed recorded under Recording Number 8112230430;

thence along said Westerly line for the following four (4) courses:

South  $73^{\circ} 04' 20''$  East 88.98 feet to the beginning of a curve to the right having a radius of 307.00 feet,

Southerly along said curve an arc distance of 329.53 feet through a central angle of  $61^{\circ} 30' 00''$ ,

South  $11^{\circ} 34' 20''$  East 749.46 feet,

South  $18^{\circ} 38' 42''$  East 94.52 feet to the Easterly line of a tract of land conveyed to the Municipality of Metropolitan Seattle by Burlington Northern, Inc. by Deed recorded under Recording Number 7106030382;

thence along said Easterly line South  $11^{\circ} 34' 20''$  East 316.52 feet; thence continuing along said Easterly line North  $78^{\circ} 25' 40''$  East 39.27 feet to the Westerly line of a tract of land conveyed to

King County by the Municipality of Metropolitan Seattle by Deed recorded under Recording Number 8112230430; thence along said Westerly line South 18° 38' 42" East 95.96 feet to a tract of land established by King County Superior Court Cause No. 84-2-07769 7 and surveyed and recorded in Book 40 of Surveys on Page 180, Recording Number 8406149003 and amended by Affidavit recorded under Recording Number 8504110606; thence along said tract of land for the following ten (10) courses;

North 77° 29' 35" East 0.70 feet to the Westerly line of a tract of land conveyed to the City of Renton by Deed recorded under Recording Number 8212090480,

South 18° 38' 50" East 100.58 feet to the Southwest corner of said tract of land,  
South 77° 29' 35" West 644.15 feet along the Southerly margin of the previous Burlington Northern Railroad Company right-of-way to the beginning of a curve to the left having a radius of 905.37 feet,

Westerly along said curve and along said Southerly margin an arc distance of 267.55 feet through a central angle of 16° 55' 55" to the West line of said Southwest quarter of the Northeast quarter,

South 01° 05' 18" West 142.62 feet along said West line to the Northwesterly margin of that portion of the right-of-way of Primary State Highway No. 1 (Interstate 405) identified on the highway map recorded under Recording Number 5399478, as the B-Line, and point on a curve concave to the South, the radius point of which bears South 02° 17' 58" East 251.00 feet,

Westerly along said curve and along said Northwesterly margin an arc distance of 174.03 feet through a central angle of 39° 43' 30",

continuing along said Northwesterly margin South 47° 58' 32" West 243.18 feet to the North line of said Government Lot 8,

along said North line North 87° 34' 15" West 16.07 feet to the Easterly margin of the previous Burlington Northern Railroad Company right-of-way and a point on a curve concave to the Southeast having a radius of 905.37 feet the radius point of which bears South 62° 24' 09" East,

Southerly along said Easterly margin and along said curve an arc distance of 181.53 feet through a central angle of 11° 29' 16" to a line parallel with and 70.00 feet Northwesterly of the centerline of Washington State Highway No. 1-L,

along said parallel line South 66° 53' 08" West 125.69 feet to the Easterly line of a tract of land conveyed to Schober Enterprises, Inc. by the Municipality of Metropolitan Seattle;

thence leaving said tract of land established by King County Superior Court Cause No. 84-2-07769 7 and running thence along said Easterly line of Schober tract, North 04° 18' 03" West 14.69 feet; thence continuing along said Easterly line North 06° 22' 10" West 321.59 feet to the Southwesterly margin of the realignment of Monster Road; thence continuing along said Easterly line and along said Southwesterly margin, North 41° 55' 32" West 68.65 feet to the Southerly corner of a tract of land conveyed to the Municipality of Metropolitan Seattle by Schober Enterprises, Inc. by Deed recorded under Recording Number 8903290812; thence continuing along said Southwesterly margin and along the Southerly line of said tract, North 41° 55' 32" West 125.99 feet; thence continuing along said Southwesterly margin and said Southerly line North 69° 31' 09" West 11.12 feet to said Easterly right-of-way margin of Monster Road established by the City of Renton's alignment of August 3, 1988 and a point on curve concave to the Southwest the radius point of which bears North 87° 40' 16" West 367.11 feet; thence Northerly along said margin an arc distance of 182.72 feet through a central angle of 28° 31' 04" to the true point of beginning.



## SLOPE EASEMENT NUMBER ONE

Beginning at POINT A as per ATTACHMENT A; thence Northerly on the Easterly margin of Monster Road along a 367.11 foot radius curve to the left concave to the Southwest the radius point of which bears South 63° 48' 40" West an arc length of 147.50 feet through a central angle of 23° 01' 17"; thence North 49° 12' 37" West on said Easterly margin a distance of 330.65 feet; thence North 40° 47' 23" East a distance of 20.00 feet; thence South 54° 55' 15" East a distance of 50.25 feet; thence South 43° 29' 59" East a distance of 50.25 feet; thence South 37° 54' 01" East a distance of 50.99 feet; thence South 49° 12' 37" East a distance of 100.00 feet; thence South 54° 55' 15" East a distance of 50.25 feet; thence South 43° 04' 24" East a distance of 52.59 feet to a point of non-tangency; thence along a 377.11 foot radius curve to the right the radius point of which bears South 44° 04' 42" West an arc length of 129.81 feet through a central angle of 19° 43' 19" to a point of non-tangency; thence South 27° 04' 53" East a distance of 48.35 feet; thence South 62° 55' 07" West a distance of 10.00 feet; thence North 27° 04' 53" West a distance of 48.40 feet to a point of non-tangency; thence Northwesterly along a 367.11 foot radius curve to the left concave to the Southwest the radius point of which bears South 63° 49' 00" West an arc length of 0.04 feet through a central angle of 00° 00' 20" to the point of beginning.

Containing 7029 square feet more or less.

## SLOPE EASEMENT NUMBER TWO

Beginning at POINT B as per ATTACHMENT A; thence Northwesterly on the Easterly margin of Monster Road along a 1736.79 foot radius curve to the right concave to the Northeast the radius point of which bears North 43° 25' 19" East an arc length of 176.35 feet through a central angle of 05° 49' 04"; thence North 40° 45' 37" West on said Easterly margin a distance of 39.69 feet; thence Northerly on said Easterly margin along a 190.37 foot radius curve to the right concave to the East an arc length of 292.83 feet through a central angle of 88° 08' 00"; thence North 47° 22' 23" East on said Easterly margin a distance of 121.88 feet; thence Northeasterly on said Easterly margin along a 316.48 foot radius curve to the left concave to the Northwest an arc length of 55.30 feet through a central angle of 10° 00' 40"; thence South 52° 38' 17" East a distance of 10.00 feet to a point of non-tangency; thence Southwesterly along a 326.48 foot radius curve to the right concave to the Northwest the radius point of which bears North 52° 38' 17" West an arc length of 57.04 feet through a central angle of 10° 00' 40"; thence South 47° 22' 23" West a distance of 121.88 feet; thence Southwesterly along a 180.37 foot radius curve to the left concave to the Southeast an arc length of 6.60 feet through a central angle of 02° 05' 49" to a point of non-tangency; thence South 28° 47' 33" West a distance of 80.17 feet; thence South 09° 31' 35" West a distance of 59.40 feet; thence South 16° 28' 24" East a distance of 98.15 feet; thence South 31° 59' 48" East a distance of 44.12 feet; thence South 40° 45' 37" East a distance of 20.60 feet; thence Southeasterly along a 1726.79 foot radius curve to the left concave to the Northeast an arc length of 175.34 feet through a central angle of 05° 49' 04" to a point of non-tangency; thence South 43° 25' 19" West a distance of 10.00 feet to the point of beginning.

Containing 8738 square feet more or less.

## SLOPE EASEMENT NUMBER THREE

Beginning at POINT E as per ATTACHMENT A; thence North  $01^{\circ} 25' 37''$  West on the Easterly margin of Monster Road a distance of 225.00 feet; thence North  $88^{\circ} 34' 23''$  East a distance of 20.00 feet; thence South  $00^{\circ} 09' 14''$  East a distance of 225.06 feet; thence South  $88^{\circ} 34' 23''$  West a distance of 15.00 feet to the point of beginning.

Containing 3938 square feet more or less.

## SLOPE EASEMENT NUMBER FOUR

Beginning at POINT G as per ATTACHMENT A; thence North  $01^{\circ} 25' 37''$  West on the Easterly margin of Monster Road a distance of 380.41 feet; thence Northerly on said Easterly margin along a 120.00 foot radius curve to the right concave to the East an arc length of 54.90 feet through a central angle of  $26^{\circ} 12' 45''$  to a point of non-tangency; thence South  $65^{\circ} 12' 52''$  East a distance of 5.00 feet to a point of non-tangency; thence Southerly along a 115.00 foot radius curve to the left concave to the East the radius point of which bears South  $65^{\circ} 12' 52''$  East an arc length of 52.61 feet through a central angle of  $26^{\circ} 12' 45''$ ; thence South  $01^{\circ} 25' 37''$  East a distance of 380.41 feet; thence South  $88^{\circ} 34' 23''$  West a distance of 5.00 feet to the point of beginning.

Containing 2171 square feet more or less.

## SLOPE EASEMENT NUMBER FIVE

Commencing at POINT A as per ATTACHMENT A; thence Southeasterly on the Easterly margin of Monster Road along a 367.11 foot radius curve to the right concave to the Southwest the radius point of which bears South  $63^{\circ} 48' 40''$  West an arc length of 0.04 feet through a central angle of  $00^{\circ} 00' 20''$  to a point of non-tangency on the Easterly margin of Jackson Place Southwest; thence South  $27^{\circ} 04' 53''$  East on said Easterly margin of Jackson Place Southwest a distance of 63.40 feet to a point of non-tangency; thence Southeasterly on said Easterly margin of Jackson Place Southwest along a 270.00 foot radius curve to the left concave to the Northeast the radius point of which bears North  $62^{\circ} 55' 01''$  East an arc length of 69.94 feet through a central angle of  $14^{\circ} 50' 30''$ ; thence South  $41^{\circ} 55' 29''$  East on said Easterly margin of Jackson Place Southwest a distance of 68.28 feet to the POINT OF BEGINNING; thence North  $48^{\circ} 04' 31''$  East a distance of 10.00 feet; thence South  $41^{\circ} 55' 29''$  East a distance of 174.00 feet; thence South  $56^{\circ} 08' 26''$  East a distance of 154.74 feet; thence South  $27^{\circ} 21' 02''$  East a distance of 51.66 feet; thence South  $41^{\circ} 55' 29''$  East a distance of 31.27 feet to a point on the Northerly margin of Longacres Drive; thence North  $87^{\circ} 34' 15''$  West along said Northerly margin a distance of 13.16 feet to a point of non-tangency; thence Southwesterly on said Northerly margin along a 905.37 foot radius curve to the left concave to the Southeast the radius point of which bears South  $62^{\circ} 24' 09''$  East an arc length of 13.48 feet through a central angle of  $00^{\circ} 51' 11''$  to a point of non-tangency; thence North  $41^{\circ} 55' 29''$  West a distance of 101.88 feet; thence North  $48^{\circ} 58' 58''$  West a distance of 105.80 feet to the Easterly margin of Jackson Place Southwest; thence North  $41^{\circ} 55' 29''$  West on said Easterly margin of Jackson Place Southwest a distance of 194.00 feet to the point of beginning.

Containing 7067 square feet more or less.

## WALKWAY EASEMENT NUMBER ONE

Commencing at POINT A as per ATTACHMENT A; thence Southeasterly on the Easterly margin of Monster Road along a 367.11 foot radius curve to the right concave to the Southwest the radius point of which bears South 63° 48' 40" West an arc length of 0.04 feet through a central angle of 00° 00' 20" to a point of non-tangency on the Easterly margin of Jackson Place Southwest; thence South 27° 04' 53" East on said Easterly margin of Jackson Place Southwest a distance of 63.40 feet to a point of non-tangency; thence Southeasterly on said Easterly margin of Jackson Place Southwest along a 270.00 foot radius curve to the left concave to the Northeast the radius point of which bears North 62° 55' 01" East an arc length of 69.94 feet through a central angle of 14° 50' 30"; thence South 41° 55' 29" East on said Easterly margin of Jackson Place Southwest a distance of 262.28 feet to the POINT OF BEGINNING; thence South 48° 58' 58" East a distance of 105.80 feet; thence South 41° 55' 29" East a distance of 101.88 feet to a point of non-tangency on the Northerly margin of Longacres Drive ; thence Southwesterly on said Northerly margin along a 905.37 foot radius curve to the left concave to the Southeast the radius point of which bears South 63° 15' 20" East an arc length of 14.00 feet through a central angle of 00° 53' 09" to a point of non-tangency on said Easterly margin of Jackson Place Southwest; thence North 41° 55' 29" West on said Easterly margin of Jackson Place Southwest a distance of 212.08 feet to the point of beginning.

Containing 2040 square feet more or less.

## WALKWAY EASEMENT NUMBER TWO

Beginning at POINT D as per ATTACHMENT A; thence Northeasterly on the Easterly margin of Monster Road along a 316.48 foot radius curve to the left concave to the Northwest the radius point of which bears North 52° 38' 17" West an arc length of 103.78 feet through a central angle of 18° 47' 20"; thence North 18° 34' 23" East on said Easterly margin a distance of 317.29 feet; thence Northerly on said Easterly margin along a 316.48 foot radius curve to the left concave to the East an arc length of 110.47 feet through a central angle of 20° 00' 00"; thence North 01° 25' 37" West on said Easterly Margin a distance of 48.76 feet; thence South 30° 03' 35" East a distance of 117.09 feet to a point of non-tangency; thence Southerly along a 376.48 foot radius curve to the right concave to the West the radius point of which bears North 83° 10' 47" West an arc length of 32.85 feet through a central angle of 05° 00' 00" to a point of non-tangency; thence South 62° 28' 19" West a distance of 46.94 feet to a point of non-tangency; thence Southerly along a 341.48 foot radius curve to the right concave to the East the radius point of which bears North 73° 10' 47" West an arc length of 10.45 feet through a central angle of 01° 45' 10"; thence South 18° 34' 23" West a distance of 16.24 feet; thence South 12° 23' 26" East a distance of 58.31 feet; thence South 18° 34' 23" West a distance of 75.00 feet; thence South 30° 05' 50" West a distance of 288.64 feet; thence North 52° 38' 17" West a distance of 15.00 feet to the point of beginning.

Containing 20551 square feet more or less

## LUMINAIRE EASEMENT NUMBER ONE

Beginning at POINT C as per ATTACHMENT A; thence Northeasterly on the Easterly margin of Monster Road along a 316.48 foot radius curve to the left concave to the Northwest the radius point of which bears North 44° 26' 17" West an arc length of 8.84 feet through a central angle of 01° 36' 00" to a point of non-tangency; thence South 46° 02' 17" East a distance of 4.00 feet to a point of non-tangency; thence Southwesterly along a 320.48 foot radius curve to the right concave to the Northwest the radius point of which bears North 46° 02' 17" West an arc length of 8.95 feet through a central angle of 01° 36' 00" to a point of non-tangency; thence North 44° 26' 17" West a distance of 4.00 feet to the point of beginning.

Containing 36 square feet more or less.

## LUMINAIRE EASEMENT NUMBER TWO

Beginning at POINT F as per ATTACHMENT A; thence North 01° 25' 37" West on the Easterly margin of Monster Road a distance of 8.00 feet; thence North 88° 34' 23" East a distance of 4.00 feet; thence South 01° 25' 37" East a distance of 8.00 feet; thence South 88° 34' 23" West a distance of 4.00 feet to the point of beginning.

Containing 32 square feet more or less.