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ORDINANCE NO. 8457

AN ORDINANCE authorizing condemnation of property for East Lake Sammamish Parkway Southeast. R/W 2092.

STATEMENT OF FACTS

1. The King County council on November 23, 1987, by Ordinance No. 8331, did adopt the 1988 Budget and Program and did provide therein for a Transportation Program.
2. The King County Transportation Program provides for the County Road System Development and Improvement Program coordinating the kinds of roads with other elements of the larger transportation system, abutting land uses and business, industry, government and residential processes.
3. The Capital Budget and Program provides for the acquisition and construction of East Lake Sammamish Parkway Southeast.
4. In order to acquire the property and property rights required to lay out and construct East Lake Sammamish Parkway Southeast, it is necessary for King County to condemn certain lands and property rights and rights in property for road purposes as hereinafter more particularly set forth.
5. The King County council finds that the public health, safety, necessity and convenience demands that the East Lake Sammamish Parkway Southeast improvement be constructed within King County in accordance with the Capital Budget and Program, and that certain properties, property rights and rights in property be condemned, appropriated, taken and damaged for the purpose of constructing the East Lake Sammamish Parkway Southeast improvement as provided in this ordinance.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County council has deemed it necessary and in the best interest of the citizens of King County that the lands hereinafter described, and other property rights and/or rights in property be condemned, appropriated, taken and damaged for the purpose of constructing the East Lake Sammamish Parkway Southeast improvement subject to the making or paying of just compensation to the owners hereof in the manner provided by law.

## PUBLIC TRANSPORTATION RIGHT OF WAY

Burlington Northern, Inc. - Parcels 1 and 2

A strip of land within Sections 16 and 21, Township 24 North, Range 6 East, W. M., King County, Washington, lying Westerly of and adjoining a line 30 feet Westerly of and parallel with the centerline of East Lake Sammamish Parkway SE, as surveyed under King County Survey No. 21-24-6-9, and Easterly of and adjoining the following described line:

Beginning, opposite Engineer's Station 10+80, at 10 feet in width, thence continuing at 10 feet in width opposite Engineer's Station 13+00, thence increasing to 35 feet in width opposite Engineer's Station 17+80; thence continuing at 35 feet in width opposite Engineer's Station 19+72.18; thence increasing to 100 feet in width opposite Engineer's Station 19+92.58; thence continuing at 100 feet in width opposite Engineer's Station 21+01.57; thence decreasing to 73 feet in width opposite Engineer's Station 20+93.10; thence decreasing to 35 feet in width opposite Engineer's Station 21+07.73; thence continuing at 35 feet in width opposite Engineer's Station 37+50; thence increasing to 70 feet in width opposite Engineer's Station 37+50; thence continuing at 70 feet in width opposite Engineer's Station 38+00; thence decreasing to 35 feet in width opposite Engineer's Station 38+00; thence continuing at 35 feet in width opposite Engineer's Station 44+50; thence increasing to 93 feet in width opposite Engineer's Station 44+50; thence continuing at 93 feet in width opposite Engineer's Station 45+15; thence decreasing to 35 feet in width opposite Engineer's Station 45+15; thence continuing at 35 feet in width opposite Engineer's Station 87+00 and terminus of the herein described line;

EXCEPT any portion within Government Lot 1 of said Section 16.

Contains an area of 240,109 sq. ft., or 5.41 acres, M/L.

## TEMPORARY CONSTRUCTION EASEMENT

Burlington Northern, Inc. - Parcel 1A & 2A

Those portions of the North 1/2 and the Southeast 1/4 of Section 21 and the Southwest 1/4 of Section 16, both in Township 24 North, Range 6 East, W. M., King County, Washington, which lie within the Burlington Northern Railroad right-of-way (formerly Northern Pacific Railway Company and Seattle and International Railway Company) as described under King County Recording Nos. 193345, 275204, 301053 and 421490 (Section 16); and Nos. 14158, 14159, 55752, and the deed recorded in Vol. 2677 of Deeds, page 311 records of said County (Section 21).

The right to locate equipment and to work on the following described land for the purpose of carrying on said construction activities consistent with the purposes of the project.

A strip of land, lying Westerly of and adjoining a line 65 feet Westerly of and parallel with the centerline of East Lake Sammamish Parkway SE, as surveyed under King County Survey No. 21-24-6-9, and Easterly of and adjoining the following described line:

Beginning, opposite Engineer's Station 17+80, at zero feet in width; thence increasing to 5 feet in width opposite Engineer's Station 18+48.57; thence continuing at 5 feet in width opposite Engineer's Station 87+00 and terminus of the herein described line;

EXCEPT any portion thereof lying within the Roadway Easement.

Contains an area of 29,194 sq. ft., or 0.67 acres, M/L.

## WARRANTY DEED

Duesenberg, William H. & Cynthia B. - Parcel 3

That portion of the North 1/2 of the Southeast 1/4 of Section 21, Township 24 North, Range 6 East, W. M., King County, Washington, described as follows:

Beginning at a point on the North line of said subdivision distant South 88°29'53" East 1106.49 feet from the Northwest corner of said subdivision; thence South 01°15'58" West parallel with the East line of said subdivision 223 feet;

thence South 88°29'53" East 208 feet;

thence South 01°15'58" West 653.20 feet to the northerly line of a tract conveyed to Louis Sutter and Lois Sutter, his wife, by deed recorded under Recording No. 2791053;

thence South 74°57'52" West along said Northerly line 269.66 feet to the Easterly line of East Lake Sammamish Parkway SE;

thence Northerly along said Easterly line to the North line of said Southeast 1/4;

thence South 88°29'53" East along said North line to the True Point of Beginning;

EXCEPT the North 30 feet thereof conveyed to King County by deed recorded under Recording No. 5307769 (SE 56th Street);

AND EXCEPT that portion thereof conveyed to King County for road by Recording Nos. 6337469 and 6472308 (East Lake Sammamish Road);

AND EXCEPT that portion thereof described as follows:

Beginning at a point on the North line of said subdivision distant South 88°29'53" East 1106.49 feet from the Northwest corner of said subdivision; thence South 01°15'58" West, parallel with the East line of said subdivision, 223 feet;

thence South 88°29'53" East 208 feet;

thence South 01°15'58" West 653.20 feet to the Northerly line of a tract conveyed to Louis Sutter and Lois Sutter, his wife, by deed recorded under Recording No. 2791053;

thence South 74°57'52" West along said Northerly line 269.66 feet to the Easterly line of East Lake Sammamish Parkway SE;

thence North 14°57'53" West along said Easterly line 712.42 feet to a point distant South 14°57'53" East 250 feet from the South line of the North 30 feet of said North 1/2;

thence North 75°02'07" East 172.62 feet;

thence North 01°15'58" East to the North line of said North 1/2;

thence South 88°29'53" East to the Point of Beginning.

That portion of Tract "X" described as follows:

Beginning at a point, on a line 50 feet Easterly of and parallel with the centerline of East Lake Sammamish Parkway SE, opposite Engineer's Station 19+22.69;

thence Northerly along said parallel line to a point on a line (Line "B") 30 feet Southerly of and parallel with the centerline of SE 56th Street;

thence Easterly along said Line "B" to a point opposite Engineer's Station 10+92.27 (SE 56th Street);

thence Southwesterly to the Point of Beginning.

Contains an area of 469 sq. ft., or 0.011 acres, M/L.

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

## EASEMENT FOR SLOPES

Duesenberg, William H. & Cynthia B. - Parcel 3A

That portion of the North 1/2 of the Southeast 1/4 of Section 21, Township 24 North, Range 6 East, W. M., King County, Washington, described as follows:

Beginning at a point on the North line of said subdivision distant South 88°29'53" East 1106.49 feet from the Northwest corner of said subdivision; thence South 01°15'58" West parallel with the East line of said subdivision 223 feet;

thence South 88°29'53" East 208 feet;

thence South 01°15'58" West 653.20 feet to the northerly line of a tract conveyed to Louis Sutter and Lois Sutter, his wife, by deed recorded under Recording No. 2791053;

thence South 74°57'52" West along said Northerly line 269.66 feet to the Easterly line of East Lake Sammamish Parkway SE;

thence Northerly along said Easterly line to the North line of said Southeast 1/4;

thence South 88°29'53" East along said North line to the True Point of Beginning;

EXCEPT the North 30 feet thereof conveyed to King County by deed recorded under Recording No. 5307769 (SE 56th Street);

AND EXCEPT that portion thereof conveyed to King County for road by Recording Nos. 6337469 and 6472308 (East Lake Sammamish Road);

AND EXCEPT that portion thereof described as follows:

Beginning at a point on the North line of said subdivision distant South 88°29'53" East 1106.49 feet from the Northwest corner of said subdivision; thence South 01°15'58" West, parallel with the East line of said subdivision, 223 feet;

thence South 88°29'53" East 208 feet;

thence South 01°15'58" West 653.20 feet to the Northerly line of a tract conveyed to Louis Sutter and Lois Sutter, his wife, by deed recorded under Recording No. 2791053;

thence South 74°57'52" West along said Northerly line 269.66 feet to the Easterly line of East Lake Sammamish Parkway SE;

thence North 14°57'53" West along said Easterly line 712.42 feet to a point distant South 14°57'53" East 250 feet from the South line of the North 30 feet of said North 1/2;

thence North 75°02'07" East 172.62 feet;

thence North 01°15'58" East to the North line of said North 1/2;

thence South 88°29'53" East to the Point of Beginning.

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

A strip of land, lying Southerly of and adjoining a line 30 feet Southerly of and parallel with the centerline of SE 56th Street, as surveyed by King County Survey No. 21-24-6-9, described as follows:

Beginning at the Westerly property line of the above described parcel at 4 feet in width;

thence continuing at 4 feet in width to the Easterly property line.

Contains an area of 766 sq. ft., or 0.018 acres, M/L.

## WARRANTY DEED

Covenant Presbyterian Church - Parcel 5

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 24 North, Range 6 East, W. M., described as follows:

Beginning at the Northwest corner of said subdivision;  
 thence South 87°22'47" East along the North line of said subdivision 34.70 feet;  
 thence South 25°19'30" East 1106.40 feet;  
 thence South 87°22'47" East 308.63 feet to the True Point of Beginning;  
 thence North 87°22'47" West 497.51 feet;  
 thence South 0°45'00" East 37.85 feet;  
 thence along a curve to the left having a radius of 75.00 feet an arc distance of 42.54 feet;  
 thence along a curve to the right having a radius of 120.00 feet an arc distance of 205 feet, more or less, to the Northeasterly margin of the East Lake Sammamish Road;  
 thence Southeasterly along said road margin 121 feet, more or less, to the South line of said Northwest 1/4 of the Northeast 1/4 of Section 21;  
 thence South 87°56'20" East along said South line 475 feet, more or less, to a point that bears South 1°15'59" West from the True Point of Beginning;  
 thence North 1°15'59" East 357.46 feet, more or less, to the True Point of Beginning;

Situate in the County of King, State of Washington.

All that portion of the above described parcel of land lying Westerly of a line 34 feet Easterly of and parallel with the center line of East Lake Sammamish Parkway SE as surveyed by King County Survey No. 21-24-6-9.

Contains an area of 484 sq. ft., or 0.011 acres M/L.

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

## SLOPE EASEMENT, PLANTINGS AND UTILITIES

Covenant Presbyterian Church - Parcel 5A

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 24 North, Range 6 East, W. M., described as follows:

Beginning at the Northwest corner of said subdivision;  
 thence South 87°22'47" East along the North line of said subdivision 34.70 feet;  
 thence South 25°19'30" East 1106.40 feet;  
 thence South 87°22'47" East 308.63 feet to the True Point of Beginning;  
 thence North 87°22'47" West 497.51 feet;  
 thence South 0°45'00" East 37.85 feet;  
 thence along a curve to the left having a radius of 75.00 feet an arc distance of 42.54 feet;  
 thence along a curve to the right having a radius of 120.00 feet an arc distance of 205 feet, more or less, to the Northeasterly margin of the East Lake Sammamish Road;  
 thence Southeasterly along said margin 121 feet, more or less, to the South line of said Northwest 1/4 of the Northeast 1/4 of Section 21;

1 Covenant Presbyterian Church - Parcel 5A (continued)

2 thence South 87°56'20" East along said South line 475 feet, more or less, to  
3 a point that bears South 1°15'59" West from the True Point of Beginning;  
4 thence North 1°15'59" East 357.46 feet, more or less, to the True Point of  
5 Beginning;

6 Situate in the County of King, State of Washington.

7 To make slopes on the said property of owners for cuts and fills, and to  
8 locate plantings and utilities as follows:

9 All that portion of the above described parcel of land lying Westerly of a  
10 line 38 feet Easterly of and parallel with the centerline of East Lake  
11 Sammamish Parkway SE as surveyed by King County Survey No. 21-24-6-9.

12 Except any portion thereof lying Westerly of a line 34 feet Easterly of and  
13 parallel with the centerline of said East Lake Sammamish Parkway SE.

14 Contains an area of 484 sq. ft., or 0.011 acres M/L.

15 WARRANTY DEED

16 Hanon, Gene C. and Marjorie A. - Parcel 6

17 That portion of the Northwest 1/4 of the Northeast 1/4 of Section 21,  
18 Township 24 North, Range 6 East, W. M., in King County, Washington,  
19 described as follows:

20 Beginning at the Northwest corner of said subdivision;  
21 thence South 87°22'47" East along the North line thereof 34.70 feet;  
22 thence South 24°19'30" East 1106.40 feet;  
23 thence North 87°22'47" West 188.94 feet to the True Point of Beginning;  
24 thence South 0°45'00" East 37.85 feet;  
25 thence along a curve to the left having a radius of 75 feet, an arc distance  
26 of 42.54 feet;  
27 thence along a curve to the right having a radius of 120.00 feet an arc  
28 distance of 205 feet, more or less, to the Northeasterly margin of the  
29 Issaquah-Redmond County Road;  
30 thence North 25°19'30" West 288 feet, more or less, to a point that bears  
31 North 87°22'47" West from the True Point of Beginning;  
32 thence South 87°22'47" East 161.06 feet to the True Point of Beginning;  
33 EXCEPT roads;

Situate in the County of King, State of Washington

All that portion of the above described parcel of land lying Westerly of a  
line 38 feet Easterly of and parallel with the centerline of East Lake  
Sammamish Parkway SE, as surveyed by King County Survey No. 21-24-6-9.

Contains an area of 2,300 sq. ft., or 0.053 acres M/L.

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

## TEMPORARY CONSTRUCTION EASEMENT FOR ROCK RETAINING WALL

Gene Hanon - Parcel 6A

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 24 North, Range 6 East, W. M., in King County, Washington, described as follows:

Beginning at the Northwest corner of said subdivision;  
 thence South 87°22'47" East along the North line thereof 34.70 feet;  
 thence South 24°19'30" East 1106.40 feet;  
 thence North 87°22'47" West 188.94 feet to the True Point of Beginning;  
 thence South 0°45'00" East 37.85 feet;  
 thence along a curve to the left having a radius of 75 feet, an arc distance of 42.54 feet;  
 thence along a curve to the right having a radius of 120.00 feet an arc distance of 205 feet, more or less, to the Northeasterly margin of the Issaquah-Redmond County Road;  
 thence North 25°19'30" West 288 feet, more or less, to a point that bears North 87°22'47" West from the True Point of Beginning;  
 thence South 87°22'47" East 161.06 feet to the True Point of Beginning;  
 LESS roads;

Situate in the County of King, State of Washington

The right to locate equipment and to work on the following described land for the purpose of carrying on said construction activities consistent with the purposes of the project.

A strip of land lying Easterly of and adjacent to a line 38 feet Easterly of and parallel with the centerline of East Lake Sammamish Parkway SE as surveyed by King County Survey No. 21-24-6-9, said strip being described as follows:

Beginning at 5 feet in width opposite Engineer's Station 35+55;  
 thence continuing at 5 feet in width to the Northerly property line of the above described parcel.

Contains an area of 1,210 sq. ft., or 0.028 acres, M/L.

## ROAD EASEMENT

State of Washington - Parcel 13

The right, privilege and authority to construct and maintain a road, sidewalk and utilities with slopes for cuts and fills across, under, over and upon the following described lands and premises situated in the County of King, State of Washington, to wit:

That portion of Government Lot 2, of Section 16, Township 24 North, Range 6 East, W. M., King County, Washington, within a strip of land, 8 feet wide, adjoining a line 30 feet Easterly of and parallel with the centerline of East Lake Sammamish Parkway SE, as surveyed by King County Survey No. 21-24-6-9, between Engineer's Station 76+87.43 and the Northerly line of said Government Lot.

Contains an area of 1,364 sq. ft., or 0.031 acres, M/L.

## DRAINAGE EASEMENTS

State of Washington - Parcel 13A

A right of way easement for a drainage pipe over, through, across and under the property herein described, situated in King County, Washington, being more particularly described as follows:

That portion of Government Lot 2, of Section 16, Township 24 North, Range 6 East, W. M., King County, Washington, within a strip of land 27 feet wide, lying Easterly of and adjoining a line 38 feet Easterly of and parallel with the centerline of East Lake Sammamish Parkway SE, as surveyed by King County Survey No. 21-24-6-9, between a point opposite Engineer's Station 78+30 and the Northerly line of said Government Lot.

Contains an area of 393 sq. ft., or 0.009 acres, M/L.

Together with the right at such time as may be necessary, to enter upon said property for the purpose of constructing, reconstructing, maintaining and repairing said drainage pipe.

## EASEMENTS FOR SLOPES

State of Washington - Parcel 13B

Government Lot 2;  
EXCEPT that portion of the North 450 feet thereof lying Westerly of the Northern Pacific Railroad right-of-way;  
TOGETHER WITH shorelands adjoining;  
ALSO the Northeast 1/4 of the Southwest 1/4;  
EXCEPT Issaquah-Redmond Road;  
AND EXCEPT Northern Pacific Railroad right-of-way;  
both in Section 16, Township 24 North, Range 6 East, W. M., King County, Washington.

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

A strip of land, lying Easterly of and adjoining a line 30 feet Easterly of and parallel with the centerline of East Lake Sammamish Parkway SE, as surveyed by King County Survey No. 21-24-6-9, described as follows:

Beginning at zero feet in width opposite Engineer's Station 66+00;  
thence increasing to 5 feet in width opposite Engineer's Station 66+50;  
thence continuing at 5 feet in width opposite Engineer's Station 69+00;  
thence decreasing to zero feet in width opposite Engineer's Station 69+30;  
thence continuing at zero feet in width opposite Engineer's Station 71+00;  
thence increasing to 13 feet in width opposite Engineer's Station 71+70;  
thence decreasing to 5 feet in width opposite Engineer's Station 72+70;  
thence increasing to 13 feet in width opposite Engineer's Station 74+30;  
thence decreasing to 3 feet in width opposite Engineer's Station 75+00;  
thence increasing to 17 feet in width opposite Engineer's Station 76+00;  
thence increasing to 35 feet in width opposite Engineer's Station 78+30;  
thence continuing at 35 feet in width to the Northerly line of said Government Lot;

EXCEPT any portion thereof lying Westerly of a line 38 feet Easterly of and parallel with said centerline between Engineer's Station 76+87.43 and the Northerly line of said Government Lot;  
AND EXCEPT area for drainage easement.

Contains an area of 10,360 sq. ft., or 0.238 acres, M/L.



## TEMPORARY CONSTRUCTION EASEMENT

State of Washington - Parcel 13C

Government Lot 2;  
 EXCEPT that portion of the North 450 feet thereof lying Westerly of the  
 Northern Pacific Railroad right-of-way;  
 TOGETHER WITH shorelands adjoining;  
 in Section 16, Township 24 North, Range 6 East, W. M., King County,  
 Washington.

The right to locate equipment and to work on the following described land  
 for the purpose of carrying on said construction activities consistent with  
 the purposes of the project, being the relocation of Laughing Jacobs Creek  
 according to Sheet No. 7, of King County Survey No. 21-4-6-9.

A strip of land, lying Easterly of and adjoining a line 30 feet Easterly of  
 and parallel with the centerline of East Lake Sammamish Parkway SE, as sur-  
 veyed by King County Survey No. 21-24-6-9, described as follows:

Beginning at 70 feet in width opposite Engineer's Station 73+45;  
 thence increasing to 126 feet in width at the Northerly line of said  
 Government Lot;  
 EXCEPT any portion thereof lying Westerly of a line 38 feet Easterly of and  
 parallel with said centerline between Engineer's Station 76+87.43 and said  
 Northerly line;  
 EXCEPT areas for slope easement and drainage easement.

Contains an area of 38,960 sq. ft., or 0.894 acres, M/L.

## TEMPORARY CONSTRUCTION EASEMENT FOR DRIVEWAY RECONSTRUCTION

State of Washington - Parcel 13DParcel A

Government Lot 2,  
 EXCEPT the North 450 feet thereof lying Westerly of the Northern Pacific  
 Railroad right of way;  
 TOGETHER WITH shorelands adjoining;

Government Lot 3,  
 EXCEPT the South 969 feet thereof;  
 the Northeast 1/4 of the Southwest 1/4,  
 EXCEPT Issaquah-Redmond Road,  
 AND EXCEPT Northern Pacific Railroad right of way;

AND ALSO the North 356 feet of the Southeast 1/4 of the Southwest 1/4 measured  
 along the West line, lying Westerly of the Northern Pacific Railroad right of  
 way;

ALL IN Section 16, Township 24 North, Range 6 East, W. M., King County, Wash-  
 ington.

Parcel B

The South 969 feet of Government Lot 3 in Section 16, Township 24 North, Range  
 6 East, W. M., King County, Washington;  
 TOGETHER WITH all second class shorelands adjoining and ALL that portion of  
 the South 969 feet of the Southeast 1/4 of the Southwest 1/4 lying Westerly of  
 the Northern Pacific Railroad right of way.

1 State of Washington - Parcel 13D (continued)

2 The right to locate equipment and to work on the following described land for  
3 the purpose of carrying on said construction activities consistent with the  
4 purposes of the project being to eliminate the existing driveway entrance  
5 opposite Engineer's Stations 70+00 and 71+52, and to construct a new driveway  
6 entrance described as follows:

7 A strip of land lying Easterly of and adjacent to a line 30 feet Easterly of  
8 and parallel with the centerline of East Lake Sammamish Parkway SE as surveyed  
9 by King County Survey No. 21-24-6-9, described as follows:

10 Beginning at 95 feet in width opposite Engineer's Station 69+90;  
11 thence continuing at 95 feet in width to Engineer's Station 70+15;  
12 thence decreasing in width to 60 feet at Engineer's Station 70+75;  
13 thence continuing at 60 feet in width to Engineer's Station 72+50.

14 Contains an area of 17,525 sq. ft., or 0.402 acres, M/L.

15 WARRANTY DEED

16 Lake Sammamish Assoc. - Parcel 14

17 Those portions of Government Lot 1, of Section 16, Township 24 North, Range  
18 6 East, W. M., King County, Washington, described as follows:

19 A strip of land, lying Northeasterly of and adjoining a line 30 feet  
20 Northeasterly of and parallel with the centerline of East Lake Sammamish  
21 Parkway SE, as surveyed by King County Survey No. 21-24-6-9, described as  
22 follows:

23 Beginning at the Southerly line of said Government Lot, at 8 feet in width;  
24 thence continuing at 8 feet in width to a point opposite Engineer's Station  
25 80+80.51;  
26 thence decreasing to zero feet in width opposite Engineer's Station  
27 81+53.62;

28 ALSO, a strip of land lying Northeasterly of and adjoining a line 30 feet  
29 Northeasterly of and parallel with said centerline, described as follows:

30 Beginning at a point, on said parallel line, 42 feet Northwesterly, when  
31 measured at right angles, of the centerline of SE 43rd Way, said Survey;  
32 thence Northwesterly along said parallel line to a point opposite Engineer's  
33 Station 85+30;  
thence Easterly to a point, on a line (line "B") 42 feet Northwesterly of  
and parallel with the centerline of said SE 43rd Way, opposite Engineer's  
Station 10+50;  
thence Southwesterly, along said line "B," to the point of beginning.

Contains an area of 2,429 sq. ft., or 0.056 acres, M/L.

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

## DRAINAGE EASEMENTS

Lake Sammamish Assoc. - Parcel 14A

A right of way easement for a drainage facility over, through, across and under the property herein described, situated in King County, Washington, being more particularly described as follows:

Those portions of Government Lot 1, in Section 16, Township 24 North, Range 6 East, W. M., King County, Washington, described as follows:

A strip of land, 27 feet wide, lying Easterly of and adjoining a line 38 feet Easterly of and parallel with the centerline of East Lake Sammamish Parkway SE, as surveyed by King County Survey No. 21-24-6-9, between the Southerly line of said Government Lot and a point opposite Engineer's Station 79+00;

ALSO, a strip of land, 30 feet wide, between points opposite Engineer's Stations 16+00 and 17+10, lying Northwesterly of and adjoining a line 42 feet Northwesterly of and parallel with the centerline of SE 43rd Way, said Survey;

ALSO, a strip of land, 23 feet wide, between points opposite Engineer's Stations 15+50 and 15+90, lying Southeasterly of and adjoining a line 42 feet Southeasterly of and parallel with the centerline of said SE 43rd Way.

Contains an area of 5,705 sq. ft., or 0.131 acres, M/L.

Together with the right at such time as may be necessary, to enter upon said property for the purpose of constructing, reconstructing, maintaining and repairing said drainage facility.

## EASEMENT FOR SLOPES

Lake Sammamish Assoc. - Parcel 14B

Government Lot 1, in Section 16, Township 24 North, Range 6 East, W. M., King County, Washington;

TOGETHER WITH second class shorelands, as conveyed by the State of Washington, situate in front of, adjacent thereto, and abutting thereon;

EXCEPT Northern Pacific Railway right of way;  
AND EXCEPT County Road as now established for East Lake Sammamish Parkway Southeast (Issaquah-Redmond Road No. 1011);  
AND EXCEPT the West 70 feet in width of that portion of said Government Lot 1 lying Southerly of said Northern Pacific Railway right of way and Northerly of the shore line of Lake Sammamish;  
AND EXCEPT the second class shorelands adjoining the West 70 feet of said Government Lot 1;  
AND EXCEPT that portion described as follows:

Beginning at a point 1,606.26 feet South and 440.97 feet East, based on Lambert Grid Coordinates, from the Northwest corner of said Section 16;  
thence South 05°12'19" East 10.0 feet to the True Point of Beginning of the excepted tract herein described;  
thence continuing South 05°12'19" East 86.12 feet;  
thence South 85°34' East 129.07 feet;  
thence North 70°10' East 112.21 feet;  
thence North 09°04' West to the North line of said Government Lot 1;  
thence Westerly, along said North line, to the Northwest corner thereof;

1 Lake Sammamish Assoc. - Parcel 14B (continued)

2 thence Southerly, along the West line of said Government Lot 1, to a point,  
 3 on the centerline of an abandoned logging railroad right of way, which is  
 4 1,558.21 feet from the Northwest corner of said Section 16;  
 5 thence continuing Southerly, along said West line, 10.12 feet;  
 6 thence South 81°17'12" East to a point from which the True Point of  
 Beginning bears North 84°24'48" East;  
 7 thence North 84°24'48" East to the True Point of Beginning of the tract  
 8 hereby excepted;

9 AND EXCEPT that portion thereof conveyed to King County for 228th Avenue  
 10 SE (East Lake Sammamish to 228th Avenue SE) SE 43rd Way, by deeds recorded  
 11 under Recording Nos. 730720-0497 and 730720-0498.

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

13 A strip of land, lying Northeasterly of and adjoining a line 38 feet  
 14 Northeasterly of and parallel with the centerline of East Lake Sammamish  
 15 Parkway SE, as surveyed by King County Survey No. 21-24-6-9, described as  
 16 follows:

17 Beginning at the Southerly line of said Government Lot at 27 feet in width;  
 18 thence continuing at 27 feet in width opposite Engineer's Station 79+00;  
 19 thence decreasing to 24 feet in width opposite Engineer's Station 80+50;  
 20 thence decreasing to zero feet in width opposite Engineer's Station 82+00;

21 ALSO, a strip of land, lying Northeasterly of and adjoining a line 30 feet  
 22 Northeasterly of and parallel with said centerline described as follows:

23 Beginning at 5 feet in width opposite Engineer's Station 85+24.40;  
 24 thence continuing at 5 feet in width opposite Engineer's Station 87+00;

25 ALSO, a strip of land, lying Northwesterly of and adjoining a line 42 feet  
 26 Northwesterly of and parallel with the centerline of SE 43rd Way, said  
 27 Survey No. 21-24-6-9, described as follows:

28 Beginning at 5 feet in width opposite Engineer's Station 10+44.83;  
 29 thence continuing at 5 feet in width opposite Engineer's Station 12+00;  
 30 thence increasing to 38 feet in width opposite Engineer's Station 12+80;  
 31 thence continuing at 38 feet in width opposite Engineer's Station 15+00;  
 32 thence decreasing to 8 feet in width opposite Engineer's Station 16+00;  
 33 thence increasing to 18 feet in width opposite Engineer's Station 16+35;  
 thence continuing at 18 feet in width opposite Engineer's Station 17+10;

ALSO, a strip of land, lying Southeasterly of and adjoining a line 42 feet  
 Southeasterly of and parallel with the centerline of said SE 43rd Way,  
 described as follows:

Beginning at zero feet in width opposite Engineer's Station 13+80;  
 thence increasing to 5 feet in width opposite Engineer's Station 14+20;  
 thence increasing to 10 feet in width opposite Engineer's Station 15+50;  
 thence continuing at 10 feet in width opposite Engineer's Station 17+20;

EXCEPT areas for drainage easements.

Contains an area of 23,869 sq. ft., or 0.548 acres, M/L.

## TEMPORARY CONSTRUCTION EASEMENT

Lake Sammamish Assoc. - Parcel 14C

Government Lot 1, in Section 16, Township 24 North, Range 6 East, W. M., King County, Washington;

TOGETHER WITH second class shorelands, as conveyed by the State of Washington, situate in front of, adjacent thereto, and abutting thereon; EXCEPT Northern Pacific Railway right-of-way; AND EXCEPT County Road as now established for East Lake Sammamish Parkway Southeast (Issaquah-Redmond Road No. 1011); AND EXCEPT the West 70 feet in width of that portion of said Government Lot 1 lying Southerly of said Northern Pacific Railway right-of-way and Northerly of the shore line of Lake Sammamish; AND EXCEPT the second class shorelands adjoining the West 70 feet of said Government Lot 1; AND EXCEPT that portion described as follows:

Beginning at a point 1,606.26 feet South and 440.97 feet East, based on Lambert grid Coordinates, from the Northwest corner of said Section 16; thence South 05°12'19" East 10.0 feet to the True Point of Beginning of the excepted tract herein described; thence continuing South 05°12'19" East 86.12 feet; thence South 85°34' East 129.07 feet; thence North 70°10' East 112.21 feet; thence North 09°04' West to the North line of said Government Lot 1; thence Westerly, along said North line, to the Northwest corner thereof; thence Southerly, along the West line of said Government Lot 1, to a point, on the centerline of an abandoned logging railroad right-of-way, which is 1,558.21 feet from the Northwest corner of said Section 16; thence continuing Southerly, along said West line, 10.12 feet; thence South 81°17'12" East to a point from which the True Point of Beginning bears North 84°24'48" East; thence North 84°24'48" East to the True Point of Beginning of the tract hereby excepted;

AND EXCEPT that portion thereof conveyed to King County for 228th Avenue SE (East Lake Sammamish to 228th Avenue SE) Southeast 43rd Way, by deeds recorded under Recording Nos. 730720-0497 and 730720-0498.

The right to locate equipment and to work on the following described land for the purpose of carrying on said construction activities consistent with the purposes of the project, being the relocation of Laughing Jacobs Creek.

A strip of land, lying Northeasterly of and adjoining a line 30 feet Northeasterly of and parallel with the centerline of East Lake Sammamish Parkway SE, as surveyed by King County Survey No. 21-24-6-9, described as follows:

Beginning on the Southerly line of said Government Lot 1, at 126 feet in width; thence increasing to 135 feet in width opposite Engineer's Station 78+30; thence decreasing to 59 feet in width opposite Engineer's Station 79+00; EXCEPT any portion thereof lying Southwesterly of a line 38 feet Northeasterly of and parallel with said centerline. AND EXCEPT areas for slope easement and drainage easement.

Contains an area of 6,728 sq. ft., or 0.154 acres, M/L.

Lakeside Sand & Gravel Co. - Parcel 15 (continued)

1 That portion of the Northeast 1/4 of Section 21, Township 24 North, Range 6  
2 East, W. M., King County, Washington, lying Southwesterly of the Northern  
3 Pacific Railway Company (now Burlington Northern) right of way and  
4 Southerly of a line 50 feet Northerly of and parallel with the centerline  
5 of SE 56th Street, as surveyed by King County Survey No. 21-24-6-9;  
6 EXCEPT that portion within SE 56th Street.

7 Contains an area of 9,112 sq. ft., or 0.209 acres, M/L.

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

## EASEMENT FOR SLOPES AND UTILITIES

Lakeside Sand and Gravel Co. - Parcel 15A

12 The South 20 acres of that portion of the West 1/2 of the Northeast 1/4 and  
13 that portion of the East 1/2 of the Northwest 1/4 of Section 21, Township  
14 24 North, Range 6 East, W. M., King County, Washington, lying Southwesterly  
15 of the Northern Pacific Railway Company (now Burlington Northern) right-of-  
16 way, Northeasterly of the centerline of Issaquah Creek as it was located  
17 on October 9, 1953, and Northerly of Southeast 56th Street as conveyed by  
18 deed recorded under Recording No. 5108205;

19 EXCEPT any portion thereof conveyed to King County for Southeast 56th  
20 Street by deed recorded under Recording No. 6696356.

21 To construct utilities and make slopes on said property of owners for cuts  
22 and fills as follows:

23 A strip of land, lying Northerly of and adjoining a line 50 feet Northerly  
24 of and parallel with the centerline of Southeast 56th Street, as surveyed  
25 by King County Survey No. 21-24-6-9, described as follows:

26 Beginning at 5 feet in width opposite Engineer's Station 2+51.86;  
27 thence continuing at 5 feet in width opposite Engineer's Station 4+80;  
28 thence increasing to 8 feet in width opposite Engineer's Station 4+80;  
29 thence continuing at 8 feet in width to the Easterly property line of the  
30 above described parcel.

31 Contains an area of 4,075 sq. ft. or, 0.094 acres, M/L.

## WARRANTY DEED

Gissel, Harvey W. - Parcel 16

32 Tract "X"

33 That portion of the Northwest 1/4 of the Southeast 1/4 of Section 21,  
Township 24 North, Range 6 East, W. M., King County, Washington, described  
as follows:

Beginning at the center of said Section 21;  
thence South 115 feet along the West line of said subdivision;  
thence East, parallel with the North line of said subdivision;  
to the West margin of county road (221st Place SE);  
thence North, along said West margin, to the North line of said subdivision;  
thence West, along said North line, to Point of Beginning;  
EXCEPT the North 15 feet thereof conveyed to the County of King for SE 56th  
Street by deed;

1 Gissel, Harvey W. - Parcel 16 (continued)

2 EXCEPT the South 15 feet of the North 30 feet thereof conveyed to King  
3 County for SE 56th Street by deed recorded under Recording No. 5106060;  
AND EXCEPT 221st Place SE (also known as Bush Lane) lying on the East.

4 That portion of the above described Tract "X" lying Northerly of and  
5 adjoining a line 42 feet Southerly of and parallel with the centerline of  
SE 56th Street, as surveyed by King County Survey No. 21-24-6-9.

6 Contains an area of 220 sq. ft., or 0.005 acres, M/L.

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

10 EASEMENT FOR SLOPES AND UTILITIES

11 M. Dykeman - Parcel 16A

12 That portion of the Northwest 1/4 of the Southeast 1/4 of Section 21,  
13 Township 24 North, Range 6 East, W. M., King County, Washington, described  
as follows:

14 Beginning at the center of said Section 21;  
15 thence South 115 feet along the West line of said subdivision;  
16 thence East, parallel with the North line of said subdivision, to the West  
margin of county road (221st Place SE);  
17 thence North, along said West margin, to the North line of said subdivision;  
18 thence West along said North line, to point of beginning;  
EXCEPT the North 15 feet thereof conveyed to the County of King for SE 56th  
Street by deed;  
EXCEPT the South 15 feet of the North 30 feet thereof conveyed to King  
County for SE 56th Street by deed recorded under Recording No. 5106060;  
AND EXCEPT 221st Place SE (also known as Bush Lane) lying on the East.

20 To construct utilities and make slopes on said property of owners for cuts  
21 and fills as follows:

22 A strip of land, lying Southerly of and adjoining a line 42 feet Southerly  
of and parallel with the centerline of SE 56th Street, as surveyed by King  
23 County Survey No. 21-24-6-9, described as follows:

24 Beginning at 4 feet in width at the Westerly property line opposite  
Engineer's Station 2+51.86;  
25 thence continuing at 4 feet in width to Engineer's Station 3+50.

26 Contains an area of 392 sq. ft., or 0.009 acres, M/L.

27 WARRANTY DEED

28 Cope Construction Corp. - Parcel 18

29 That portion of Lot 2, Short Plat No. R-579040, Recording No. 8001030527,  
30 records of King County, Washington, lying Northerly of and adjoining a line  
42 feet Southerly of and parallel with the centerline of SE 56th Street, as  
31 surveyed by King County Survey No. 21-24-6-9.

Cope Construction Corp. - Parcel 18 (continued)

1 Contains an area of 1,098 sq. ft., or 0.025 acres, M/L.

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

## EASEMENT FOR SLOPES AND UTILITIES

Cope Construction Corporation aka Cope Investment Corp. - Parcel 18A

7 Lot 2 of Short Plat No. R-579040, according to the Short Plat survey  
8 recorded under King County Recording No. 8001030527, records of King County,  
Washington.

9 To construct utilities and make slopes on said property of grantor for cuts  
10 and fills as follows:

11 A strip of land, lying Southerly of and adjoining a line 42 feet Southerly  
12 of and parallel with the centerline of SE 56th Street, as surveyed by King  
County Survey No. 21-24-6-9, described as follows:

13 Beginning at 4 feet in width at the Westerly line of the above described Lot  
14 2;  
thence continuing at 4 feet in width to the Easterly line of said Lot 2.

15 Contains an area of 480 sq. ft., or 0.011 acres, M/L.

## DRAINAGE RELEASE

Vyzis, Basil - Parcel 20

18 That portion of the West 2/3 of the East 3/4 of the North 1/2 of Section 21,  
19 Township 24 North, Range 6 East, W. M., King County, Washington, lying  
Southwesterly of the Burlington Northern (formerly Northern Pacific  
Railroad) right-of-way;

20 EXCEPT that portion lying Southerly of a line running North 87°33'59" West  
21 1,682.99 feet to the West line of said subdivision from a point, on the  
Southwesterly margin of said right of way, North 14°58'39" West 758.37 feet  
22 from the intersection with the Northerly margin of Southeast 56th Street.

23 To increase the peak flow rate of surface and storm waters onto said lands  
24 and to hold King County harmless for any damage that may be caused by such  
increase of flow.

## PUBLIC TRANSPORTATION RIGHT OF WAY

State of Washington - Parcel 21

27 A 35 foot wide strip of land, lying Westerly of and adjoining a line 30 feet  
28 Westerly of and parallel with the centerline of East Lake Sammamish Parkway  
SE, as surveyed under King County Survey No. 21-24-6-9, between the South  
29 line of Government Lot 1, Section 16, Township 24 North, Range 6 East, W.  
M., King County, Washington and a point opposite Engineer's Station 88+30.

30 Contains an area of 31,224 sq. ft., or 0.62 acres, M/L.



TEMPORARY CONSTRUCTION EASEMENT

State of Washington - Parcel 21A

That portion of Government Lot 1 in Section 16, Township 24 North, Range 6 East, W. M., King County, Washington, which lies within the Burlington Northern Railroad right-of-way (formerly Northern Pacific Railway Company and Seattle and International Railway Company) as described under King County Recording No. 275204.

That portion of Government Lot 1 in Section 16, Township 24 North, Range 6 East, W. M., King County, Washington, which lies within the Burlington Northern Railroad right-of-way (formerly Northern Pacific Railway Company and Seattle and International Railway Company) as described under King County Recording No. 275204.

The right to locate equipment and to work on the following described land for the purpose of carrying on said construction activities consistent with the purposes of the project.

A strip of land, lying Westerly of and adjoining a line 65 feet Westerly of and parallel with the centerline of East Lake Sammamish Parkway SE, as surveyed under King County Survey No. 21-24-6-9, described as follows:

Beginning on the South line of said Government Lot 1 at 5 feet in width; thence continuing at 5 feet in width to a point opposite Engineer's Station 87+00 and terminus of said strip.

Contains an area of 3,710 sq. ft., or 0.085 acres, M/L.

SECTION 2. The King County council determined that condemnation proceedings are hereby authorized to acquire property and property rights and/or rights in property, together with the right to construct and maintain slopes for cuts and fills on certain abutting property described herein, for the purpose of the subject road improvement.

SECTION 3. The attorneys for King County are hereby authorized and directed to begin and prosecute the proceedings provided by law to condemn, take and appropriate the land and other property and property rights necessary to carry out the provisions of this ordinance.

INTRODUCED AND READ for the first time this 4th day of March, 1988.

PASSED this 4th day of April, 1988.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

[Signature]  
Chairman

ATTEST:

[Signature]  
Clerk of the Council

APPROVED this 14th day of April, 1988.

[Signature]  
King County Executive