

ORDINANCE NO. **9492**

AN ORDINANCE authorizing the condemnation of property for Woodinville South Central Business By-Pass (R/W 2103).

STATEMENT OF FACTS

1. The King County council on December 21, 1989, by Ordinance No. 8802, did adopt the 1990 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 the Woodinville South Central Business By-Pass.

4. In order to acquire the property and property rights required to lay out and construct the Woodinville South Central Business By-Pass, 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 Woodinville Central Business By-Pass 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 Woodinville South Central Business By-Pass 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 in attached Exhibit "A," and other property rights and/or rights in property be condemned, appropriated, taken and damaged for the purpose of constructing the Woodinville South Central Business By-Pass, subject to the making or paying of just compensation to the owners herein in the manner provided by law.

1 SECTION 2. The King County council determined that condemnation proceed-
2 ings are hereby authorized to acquire property and property rights and/or
3 rights in property, together with the right to construct and maintain slopes
4 for cuts and fills on certain abutting property described in the attached
5 Exhibit "A" for the purpose of the subject road improvements.

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

10 INTRODUCTION AND READ for the first time this 29th day of May,
11 1990.

12 PASSED this 12th day of June, 1990.

13 KING COUNTY COUNCIL
14 KING COUNTY, WASHINGTON

15 Lois North
16 Chair

16 ATTEST:

17 Ronald A. Peterson
18 Clerk of the Council

19 APPROVED this 22nd day of June, 1990.

20 Don Hill
21 King County Executive

EXHIBIT A

9492

WARRANTY DEED

1 Uptown Associates - Parcel 1

2 All that portion of Tract X as described below lying within a strip of land 84
3 feet in width, having 42 feet of such width on each side of the centerline as
4 described in the attached Exhibit "B";

5 TOGETHER WITH that portion of Tract X lying Northwesterly of the arc of a
6 circle having a radius of 25 feet, said arc being tangent to a line 30 feet
7 Southerly of and parallel to the centerline of Northeast 175th Street and
8 tangent to a line 42 feet Easterly of and parallel to the centerline as
9 described in said Exhibit "B."

10 Containing 4,754 sq. ft., or 0.11 acres, more or less.

11 Together with the right to make all necessary slopes for cuts and fills upon
12 the abutting property on each side of any road which is now, or may be con-
13 structed hereafter on said property in conformity with standard plans and spe-
14 cifications for highway purposes.

15 TRACT X:

16 The East 75 feet of the North 240 feet of the West 200 feet of the 622 feet of
17 the NE 1/4 of the SE 1/4 of Section 9, Township 26 North, Range 5 East, W. M.;
18 EXCEPT the East 25 feet of the North 130 feet thereof;
19 AND EXCEPT that portion conveyed to King County for Northeast 175th Street by
20 Deeds recorded under Recording Nos. 1205979 and 8104280395.

21 UTILITY EASEMENT

22 Uptown Associates - Parcel 1A

23 A right of way easement for utilities over, through, across, and under Tract X
24 hereinafter described, being more particularly described as follows:

25 All that portion of Tract X described below lying within a strip of land adja-
26 cent to and Easterly of a line lying 42 feet Easterly of and parallel to the
27 centerline as described on Exhibit "B" attached.

28 Said strip of land having a width of 10 feet; LESS those parts lying Northerly
29 of Engineer's Station 0+50; Southerly of Engineer's Station 0+60; and that
30 part lying within 131st Street Northeast, stationing along said centerline, as
31 surveyed by King County Road Survey No. 9-26-5-6;

32 Containing 100 sq. ft., or 0.002 acre, more or less.

33 TRACT X:

The East 75 feet of the North 240 feet of the West 200 feet of the East 622 of
the NE 1/4 of the SE 1/4 of Section 9, Township 26 North, Range 5 East, W. M.,
King County, Washington;
EXCEPT the East 25 feet of the North 130 feet thereof;
AND EXCEPT that portion conveyed to King County for Northeast 175th Street by
Deeds recorded under Recording Nos. 1205979 and 8104280395.

EASEMENT FOR SLOPES

Uptown Associates - Parcel 2A

The right to make slopes on the said property of the owner for cuts and fills as follows:

All that portion of Tract X lying within a strip of land lying adjacent to and Easterly of a line lying 42 feet Easterly of and parallel to the centerline as described on Exhibit "B" attached. Said strip of land having a width of 4 feet.

Containing 434 sq. ft., or 0.01 acre, more or less.

TRACT X:

That portion of the NE 1/4 of the SE 1/4 of Section 9, Township 26 North, Range 5 East, W. M., King County, Washington, described as follows:

Beginning at the Northeast corner of said subdivision;
 thence South 01°34'01" West along the Easterly line of said subdivision 825 feet;
 thence North 88°34'22" West parallel to the Northerly line of said subdivision a distance of 115.80 feet to intersect with the Westerly margin of proposed Primary State Highway No. 2;
 thence along a curve to the right along said margin, having a radius of 1,005.37 feet, the center of which bears North 37°26'10" East, an arc distance of 717.11 feet to the True Point of Beginning;
 thence South 88°34'22" East 83.28 feet to a point 422 feet West of the East line of said subdivision;
 thence South 01°34'01" West parallel to the East line of said subdivision 225 feet, more or less, to said Westerly margin of proposed Primary State Highway No. 2;
 thence Northerly along said margin to the True Point of Beginning;

WARRANTY DEED

Uptown Associates - Parcel 3

All that portion of Tract X as described below lying Easterly of a line that is 42 feet Westerly of and parallel to the centerline described in Exhibit "B" attached:

LESS the Westerly 6.49 feet thereof lying Southerly of a line bearing North 88°25'58" West from Engineer's Station O+55.16.
 TOGETHER WITH that portion of Tract X lying Northeasterly of the arc of a circle having a radius of 25 feet, said arc being tangent to a line 30 feet Southerly of and parallel to the centerline of Northeast 175th Street and tangent to a line 42 feet Westerly of and parallel to the above described centerline less that part lying Easterly of a line 42 feet Westerly of and parallel to the above described centerline description.

Containing 11,954 sq. ft., or 0.27 acre, more or less.

TRACT X:

The West 125 feet of the East 622 feet of the North 240 feet of the NE 1/4 of the SE 1/4 of Section 9, Township 26 North, Range 5 East, W. M.; records of King County, Washington;
 EXCEPT that portion conveyed to King County for Northeast 175th Street by Deeds recorded under Recording Nos. 1205979 and 8104280395.

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.

1 Two Fifty Associates - Parcel 4

2 All that portion of Tract X as described below lying within a strip of land 84
3 feet in width, having 42 feet of such width on each side of the centerline, as
described on Exhibit "B" attached.

4 Containing 48,045 sq. ft., or 1.1 acres, more or less.

5 TRACT X:

6 That portion of the NE 1/4 of the SE 1/4 of Section 9, Township 26 North,
7 Range 5 East, W. M., King County, Washington, described as follows:

8 Beginning at the Northeast corner of said subdivision;
9 thence South 00°34'01" West along the Easterly line of said subdivision 825
feet;
10 thence North 88°34'22" West parallel to the Northerly line of said subdivision
115.80 feet to an intersection with the Westerly margin of proposed Primary
12 State Highway No. 2, the True Point of Beginning;
13 thence along a curve to the right along said margin, with a radius of 1,005.37
feet, the center of which bears North 37°26'10" East, an arc distance of
717.11 feet;
14 thence North 88°34'22" West 116.72 feet;
15 thence North 01°34'01" East 220 feet to the Southerly margin of C. L. Morris
Road No. 116 (Woodinville-Duvall Road);
16 thence North 88°34'22" West along said road margin 68.95 feet;
17 thence continuing along said road margin, along a curve to the left, with a
radius of 457.68 feet, an arc distance of 264.85 feet to an intersection with
18 the Easterly margin of the Northern Pacific Railway Company's Seattle belt
line right-of-way;
19 thence along said right-of-way margin along a curve to the left, with a radius
of 1512.88 feet, the center of which bears South 48°41'20" East, an arc
distance of 230 feet, more or less, to the right bank of the Sammamish River;
20 thence Southeasterly along said river bank to a point which bears North
88°34'22" West from the True Point of Beginning;
21 thence South 88°34'22" East 720 feet, more or less, to the True Point of
Beginning;
22 EXCEPT that portion lying within the North 240 feet of the West 80 feet of the
East 702 feet of said Northeast 1/4 of the Southeast 1/4;
23 EXCEPT that portion lying Southwesterly of a line drawn concentric with and
160 feet Northeasterly from the centerline of that certain river protection
easement described in instrument recorded under Recording No. 5526427, as con-
veyed to King County by Deed recorded under Recording No. 6654749;
24 EXCEPT that portion conveyed to the State of Washington for highway purposes
by Deed recorded under Recording Nos. 5413975 and 5413970.
25 EXCEPT that portion lying within Northeast 175th Street;
26 AND EXCEPT any portion lying within the South 360 feet of the North 825 feet
of the East 422 feet of said NE 1/4 of the SE 1/4.

27 Together with the right to make all necessary slopes for cuts and fills upon
28 the abutting property on each side of any road which is now, or may be con-
29 structed hereafter on said property in conformity with standard plans and spe-
30 cifications for highway purposes.
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EASEMENT FOR SLOPES

9492

1 Two Fifty Associates - Parcel 4A

2 The right to make slopes on the said property of the owner for cuts and fills
3 as follows:

4 That portion of Tract X as described below lying Easterly of a line 42 feet
5 Easterly of and parallel to the centerline as described in Exhibit "B"
6 attached and Westerly of the following described line:

7 Beginning at a point on the Easterly line of said Tract X, said point being 46
8 feet left of Engineer's Station 3+54, more or less;
9 thence Southerly and parallel to said centerline to a point 46 feet left of
10 Engineer's Station 6+00;
11 thence Southerly to a point 50 feet left of Engineer's Station 6+50;
12 thence Southerly to a point 50 feet left of Engineer's Station 7+00;
13 thence Southerly to a point 46 feet left of Engineer's Station 7+75;
14 thence Southerly to a point on the Southerly line of said Tract X said point
15 being 46 feet left of said centerline;
16 ALL distances measured at right angles to said centerline. Stationing along
17 said centerline.

18 Containing 2,450 sq. ft., or 0.06 acre, more or less.

19 TRACT X:

20 That portion of the NE 1/4 of the SE 1/4 of Section 9, Township 26 North,
21 Range 5 East, W. M., King County, Washington, described as follows:

22 Beginning at the Northeast corner of said subdivision;
23 thence South 00°34'01" West along the Easterly line of said subdivision 825
24 feet;
25 thence North 88°34'22" West parallel with the Northerly line of said sub-
26 division 115.80 feet to an intersection with the Westerly margin of proposed
27 Primary State Highway No. 2, the True Point of Beginning;
28 thence along a curve to the right along said margin, with a radius of 1,005.37
29 feet, the center of which bears North 37°26'10" East, an arc distance of
30 717.11 feet;
31 thence North 88°34'22" West 116.72 feet;
32 thence North 01°34'01" East 220 feet to the Southerly margin of C. L. Morris
33 Road No. 116 (Woodinville-Duvall Road);
thence North 88°34'22" West along said road margin 68.95 feet;
thence continuing along said road margin, along a curve to the left, with a
radius of 457.68 feet, an arc distance of 264.85 feet to an intersection with
the Easterly margin of the Northern Pacific Railway Company's Seattle belt
line right-of-way;
thence along said right-of-way margin along a curve to the left, with a radius
of 1512.88 feet, the center of which bears South 48°41'20" East, an arc
distance of 230 feet, more or less, to the right bank of the Sammamish River;
thence Southeasterly along said river bank to a point which bears North
88°34'22" West from the True Point of Beginning;
thence South 88°34'22" East 720 feet, more or less, to the True Point of
Beginning;
EXCEPT that portion lying within the North 240 feet of the West 80 feet of the
East 702 feet of said Northeast 1/4 of the Southeast 1/4;
EXCEPT that portion lying Southwesterly of a line drawn concentric with and
160 feet Northeasterly from the centerline of that certain river protection
easement described in instrument recorded under Recording No. 5526427, as con-
veyed to King County by Deed recorded under Recording No. 6654749;
EXCEPT that portion conveyed to the State of Washington for highway purposes
by Deed recorded under Recording Nos. 5413975 and 5413970.
EXCEPT that portion lying within Northeast 175th Street;
AND EXCEPT any portion lying within the South 360 feet of the North 825 feet
of the East 422 feet of said NE 1/4 of the SE 1/4.

EASEMENT FOR SLOPES

9492

Weyerhaeuser Venture Company - Parcel 5

1 The right to make slopes on said property of the owner for cuts and fills as
2 follows:

3 That portion of Tract X described below lying within a strip of land lying
4 adjacent to and Northeasterly of a line lying 42 feet Northeasterly of and
5 parallel to the centerline as described on Exhibit "B" attached. Said strip
6 of land having a width of 4 feet.

7 LESS that part lying Northwesterly of a line bearing North 41°38'00" East from
8 Engineer's Station 12+22 as surveyed by King County Road Survey No. 9-26-5-6.

9 Containing 949 sq. ft., or 0.02 acre, more or less.

10 That portion of the East 1/2 of the SE 1/4 of Section 9, Township 26 North,
11 Range 5 East, W. M., King County, Washington, lying Southerly of a line 825
12 feet South of the North line of said subdivision and Easterly of the Sammamish
13 River;

14 EXCEPT that portion condemned by King County in King County Superior Court
15 Cause No. 741685;

16 EXCEPT that portion conveyed to King County for 131st Avenue Northeast by Deed
17 recorded under Auditor's File No. 8805180734.

18 WARRANTY DEED

19 Howell, Alvin - Parcel 6

20 All that portion of Tract X as described below lying within a strip of land
21 84 feet in width, having 42 feet of such width on each side of the centerline
22 described in Exhibit "B" attached.

23 Containing 4,899 sq. ft., or 0.11 acre, more or less.

24 TRACT X:

25 The South 673 feet of the West 465 feet of the Northwest 1/4 of the Southwest
26 1/4 of Section 10, Township 26 North, Range 5 East, W. M., Washington;
27 EXCEPT the East 30 feet thereof;

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

32 WARRANTY DEED

33 Frederica Z. Zante - Parcel 8

All that portion of Tract X lying Northerly of a line 42 feet Southerly of and
parallel to the centerline described in Exhibit "B" attached.

Containing 64,056 sq. ft., or 1.47 acres, more or less.

TRACT X:

That portion of the SW 1/4 of the SW 1/4 of Section 10, Township 26 North,
Range 5 East, W. M., King County, Washington, lying East of the following
described line:

1 Frederica Z. Zante - Parcel 8 (Continued)

2 Beginning at the Northwest corner of said subdivision;
 3 thence South 88°54'42" East along the North line thereof, a distance of 751
 4 feet to the True Point of Beginning of said line;
 5 thence South 00°46'18" West a distance of 30.00 feet to a point on the South
 6 line of that certain tract conveyed to T. R. Yoakam by Deed recorded under
 7 Recording No. 1129690;
 8 thence North 88°54'42" West along said South line a distance of 3.55 feet;
 9 thence South 01°07'10" West a distance of 284.56 feet;
 10 thence South 01°41'38" West a distance of 400.97 feet;
 11 thence South 01°33'42" West a distance of 380.40 feet to the Northeasterly
 12 margin of a strip of land condemned by King County for park under Superior
 13 Court Cause No. 741685 and the terminus of said line;
 14 EXCEPT any portion thereof conveyed to King County by Deed recorded under
 15 Recording No. 6683946.
 16 ALSO KNOWN AS portion of Lot B of Lot Line Adjustment No. 8708020 recorded
 17 under Recording No. 8709230636.

18 Together with the right to make all necessary slopes for cuts and fills upon
 19 the abutting property on each side of any road which is now, or may be con-
 20 structed hereafter on said property in conformity with standard plans and spe-
 21 cifications for highway purposes.

22 WARRANTY DEED

23 Joseph M. Miller - Parcel 8(1)

24 All that portion of Tract X lying Northerly of a line 42 feet Southerly of and
 25 parallel to the centerline described in Exhibit "B" attached.

26 Containing 9,483 sq. ft., or 0.22 acre, more or less.

27 TRACT X:

28 That portion of the Southwest 1/4 of the Southwest 1/4 of Section 10, Township
 29 26 North, Range 5 East, W. M., King County, Washington, described as follows:

30 Beginning at a point on the North line of said subdivision which is 435 feet
 31 East of the Northwest corner:
 32 thence continuing East along said North line to a point 751.1 feet East of the
 33 Northwest corner of said SW 1/4 of the SW 1/4;
 thence South 01°48' East 30 feet;
 thence West, parallel with the North line of said subdivision, to a point 435
 feet East of the West line of said SW 1/4 of the SW 1/4;
 thence North 30 feet to the point of beginning;

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

DRAINAGE EASEMENT

9492

1 Frederica Z. Zante - Parcel 8A

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

4 That portion of Tract X described below lying within a strip of land lying
5 adjacent to and Southerly of a line lying 42 feet Southerly of and parallel to
the centerline as described in Exhibit "B" attached.

6 Said strip of land beginning with a width of 20 feet opposite Engineer's
7 Station 23+35;
8 thence Easterly and continuing 20 feet in width to the East line of said Tract
X and the end of said strip of land. Stationing along said centerline as sur-
veyed by King County Road Survey No. 9-26-5-6.

9 Containing 9,780 sq. ft., or 0.22 acre, more or less.

10 TRACT X:

11 That portion of the SW 1/4 of the SW 1/4 of Section 10, Township 26 North,
12 Range 5 East, W. M., King County, Washington, lying East of the following
described line:

13 Beginning at the Northwest corner of said subdivision;
14 thence South 88°54'42" East along the North line thereof, a distance of 751
feet to the True Point of Beginning of said line;
15 thence South 00°46'18" West a distance of 30.00 feet to a point on the South
line of that certain tract conveyed to T. R. Yoakam by Deed recorded under
Recording No. 1129690;
16 thence North 88°54'42" West along said South line a distance of 3.55 feet;
thence South 01°07'10" West a distance of 284.56 feet;
17 thence South 01°41'38" West a distance of 400.97 feet;
thence South 01°33'42" West a distance of 380.40 feet to the Northeasterly
18 margin of a strip of land condemned by King County for park under Superior
Court Cause No. 741685 and the terminus of said line;
19 EXCEPT any portion thereof conveyed to King County by Deed recorded under
Recording No. 6683946.
20 ALSO KNOWN AS portion of Lot B of Lot Line Adjustment No. 8708020 recorded
under Recording No. 8709230636.

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

23 TEMPORARY CONSTRUCTION EASEMENT

24 Frederica Z. Zante - Parcel 8B

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

28 That portion of the described Tract X lying within a strip of land lying adja-
29 cent to and Southerly of a line lying 62 feet Southerly of and parallel to the
centerline as described in Exhibit "B" attached. Said strip of land beginning
30 with a width of 7 feet opposite Engineer's Station 23+35;

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1 Frederica Z. Zante - Parcel 8B (Continued)

2 thence Easterly and continuing at 7 feet in width to the East line of said
3 Tract X and the end of said strip of land. Stationing along said centerline
4 as surveyed by King County Road Survey No. 9-26-5-6.

5 Containing 3,422 sq. ft., or 0.08 acre, more or less.

6 TRACT X:

7 That portion of the Southwest 1/4 of the Southwest 1/4 of Section 10, Township
8 26 North, Range 5 East, W. M., King County, Washington, lying East of the
9 following described line:

10 Beginning at the Northwest corner of said subdivision;
11 thence South 88°54'42" East along the North line thereof, a distance of 751
12 feet to the True Point of Beginning of said line;
13 thence South 00°46'18" West, a distance of 30.00 feet to a point on the South
14 line of that certain Tract conveyed to T. R. Yoakam by Deed recorded under
15 Recording No. 1129690;
16 thence North 88°54'42" West along said South line a distance of 3.55 feet;
17 thence South 01°07'10" West a distance of 284.56 feet;
18 thence South 01°41'38" West a distance of 400.97 feet;
19 thence South 01°33'42" West a distance of 380.40 feet to the Northeasterly
20 margin of a strip of land condemned by King County for park under Superior
21 Court Cause No. 741685 and the terminus of said line;
22 EXCEPT any portion thereof conveyed to King County by Deed recorded under
23 Recording No. 6683946.

24 ALSO KNOWN AS portion of Lot B of Lot Line Adjustment No. 8708020, recorded
25 under Recording No. 8709230636.

26 WARRANTY DEED

27 Stephen Brown - Parcel 9

28 All that portion of Tract X as described below lying Northerly of a line 42
29 feet Southerly of and parallel to the centerline described in Exhibit "B."

30 Containing 70,927 sq. ft., or 1.63 acres, more or less.

31 TRACT X:

32 The Southeast 1/4 of the Southwest 1/4 of Section 10, Township 26 North, Range
33 5 East, W. M., King County, Washington;
34 EXCEPT the South 825 feet as measured along the Westerly margin thereof;
35 AND EXCEPT the North 132 feet of the East 660 feet;
36 AND EXCEPT C. L. Morris Road (140th Place Northeast);

37 TOGETHER WITH the North 55 feet of that portion of the South 880 feet of the
38 Southwest 1/4 of the Southeast 1/4 West of C. L. Morris Road (140th Place
39 Northeast) in said Section 10.

40 Together with the right to make all necessary slopes for cuts and fills upon
41 the abutting property on each side of any road which is now, or may be con-
42 structed hereafter on said property in conformity with standard plans and spe-
43 cifications for highway purposes.

EASEMENT FOR SLOPES

1 Stephen Brown - Parcel 9A

2 The right to make slopes on the said property of the owner for cuts and fills
3 as follows:

4 All that portion of Tract X described below lying Southerly of a line lying 42
5 feet Southerly of and parallel to the centerline as described on Exhibit B
6 attached and Northerly of the following described line:

7 Beginning at a point 42 feet opposite Engineer's Station 29+60;
8 thence Southerly to a point 46 feet opposite Engineer's Station 29+60;
9 thence Easterly to a point 46 feet opposite Engineer's Station 30+50;
10 thence Easterly to a point 48 feet opposite Engineer's Station 31+00;
11 thence Easterly to a point 50 feet opposite Engineer's Station 31+50;
12 thence Easterly to a point 52 feet opposite Engineer's Station 32+00;
13 thence Easterly along a curve to the left having a radius of 604.31 feet
14 through a central angle of 10°19'34" an arc distance of 108.91 feet to a
15 point 42 feet opposite Engineer's Station 33+50; distances measured at right
16 angles from said centerline stationing along said centerline;
17 LESS sidewalk and utility easement area.

18 Containing 1,720 sq. ft., or 0.04 acre, more or less.

19 TRACT X:

20 The SE 1/4 of the SW 1/4 of Section 10, Township 26 North, Range 5 East, W.
21 M., in King County, Washington;
22 EXCEPT the South 825 feet as measured along the Westerly margin thereof;
23 AND EXCEPT the North 132 feet of the East 660 feet;
24 AND EXCEPT the C. L. Morris Road (140th Place NE);
25 TOGETHER WITH the North 55 feet of that portion of the South 880 feet of the
26 SW 1/4 of the SE 1/4 of C. L. Morris Road (140th Place NE) in Section 10.

27 SIDEWALK AND UTILITY EASEMENT

28 Stephen Brown - Parcel 9C

29 The right, privilege, and authority to construct and maintain utilities,
30 curbs, and/or sidewalks, together with necessary slopes for cuts and fills,
31 across, under, over, and upon that portion of Tract X described below lying
32 adjacent to and Southerly of a line lying 42 feet Southerly of and parallel to
33 the centerline as described on Exhibit "B" attached, and Northerly of the
following described line:

Beginning at a point 42 feet right opposite Engineer's Station 30+05;
thence Easterly to a point 46.49 feet opposite Engineer's Station 31+85.93;
thence Easterly along a curve to the left having a radius of 638.00 feet
through a central angle of 08°44'18" an arc distance of 97.30 feet to a point
42 feet opposite Engineer's Station 32+82 and the end of said strip of land.
Stationing along said centerline as surveyed by King County Road Survey No.
9-26-5-6.

Contains an area of 722 sq. ft., or 0.016 acre, more or less

TRACT X:

The SE 1/4 of the SW 1/4 of Section 10, Township 26 North, Range 5 East, W.
M., in King County, Washington;
EXCEPT the South 825 feet as measured along the Westerly margin thereof;
AND EXCEPT the North 132 feet of the East 660 feet;
AND EXCEPT the C. L. Morris Road (140th Place NE);
TOGETHER WITH the North 55 feet of that portion of the South 880 feet of the
SW 1/4 of the SE 1/4 West of C. L. Morris Road (140th Place NE) in said
Section 10.

DRAINAGE EASEMENT

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2 Stephen Brown - Parcel 9D

3 A right-of-way easement for a drainage facility over, through, across, and
4 under the property hereinafter described as follows:

5 All that portion of Tract X described below lying within a strip of land
6 lying adjacent to and Southerly of a line lying 42 feet Southerly of and
7 parallel to the centerline as described in Exhibit B attached. Said strip of
8 land beginning with a width of 20 feet on the Westerly line of said parcel;
9 thence Easterly and increasing to 25 feet in width at a point opposite
10 Engineer's Station 29+60 and the end of said strip of land. Stationing along
11 said centerline as surveyed by King County Road Survey No. 9-26-5-6.

12 Containing 3,063 sq. ft., or 0.07 acre, more or less.

13 TRACT X:

14 The SE 1/4 of the SW 1/4 of Section 10, Township 26 North, Range 5 East, W.
15 M., in King County, Washington;
16 EXCEPT the South 825 feet as measured along the Westerly margin thereof;
17 AND EXCEPT the North 132 feet of the East 660 feet;
18 AND EXCEPT the C. L. Morris Road (140th Place NE);
19 TOGETHER WITH the North 55 feet of that portion of the South 880 feet of the
20 SW 1/4 of the SE 1/4 of C. L. Morris Road (140th Place NE) in Section 10.
21 TOGETHER WITH the right at such time as may be necessary to enter upon said
22 property for the purpose of constructing, reconstructing, maintaining, and
23 repairing said drainage facility.

TEMPORARY CONSTRUCTION EASEMENT

24 Stephen Brown - Parcel 9F

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

28 That portion of Tract X described below lying within a strip of land, having a
29 width of 7 feet, lying Southerly of and adjacent to the following:

30 Beginning at a point on the Westerly line of said parcel, said point being 62
31 feet right of the centerline described on Exhibit B attached;
32 thence Easterly to a point 67 feet right of Engineer's Station 29+60 sta-
33 tioning along said centerline as surveyed by King County Road Survey No.
9-26-5-6.

Containing 951 sq. ft., or 0.02 acre, more or less.

TRACT X:

The Southeast 1/4 of the Southwest 1/4 of Section 10, Township 26 North, Range
5 East, W. M., King County, Washington;
EXCEPT the South 825 feet as measured along the Westerly margin thereof;
AND EXCEPT the North 132 feet of the East 660 feet;
AND EXCEPT the C. L. Morris Road (140th Place NE);
TOGETHER WITH the North 55 feet of that portion of the South 880 feet of
the SW 1/4 of the SE 1/4 West of C. L. Morris Road (140th Place NE) in
said Section 10.

WARRANTY DEED

1 DeYoung, A1 - Parcel 10

2 All that portion of Tract X as described below lying within a strip of land 84
3 feet in width, having 42 feet of such width on each side of the centerline
described in Exhibit "B" attached.

4 Containing 641 sq. ft., or 0.015 acre, more or less.

5 TRACT X:

6 That portion of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township
7 26 North, Range 5 East, W. M., Washington described as follows:

8 Beginning at a point 446 feet and 30 feet South of the Northeast corner of
said Northeast 1/4 of the Southwest 1/4;
9 thence South 02°48'27" East 625.7 feet, more or less, to the North line of a
tract of land deeded to Theodore L. Calkins;
10 thence South 88°22'26" West along the North line of said Calkins Tract and
said line produced 325 feet to the point of beginning;
11 thence North 88°22'26" East 120.8 feet, more or less, to the Northwest corner
of said Calkins Tract;
12 thence South 02°23'38" East along the West line of said Calkins Tract 656.6
feet, more or less, to the Southwest corner of said tract;
13 thence South 88°23'58" West 278.4 feet, more or less, to the Southeast corner
of a tract of land deeded to Arthur E. Griffin;
14 thence North 01°58'50" West along the most Easterly line of said Griffin Tract
577.5 feet, more or less, to a corner of said Griffin Tract;
15 thence North 88°23'58" East 155.0 feet, more or less, to a point from which
the True Point of Beginning bears North 02°48'27" West;
16 thence North 02°48'27" West to the True Point of Beginning;

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

19 SIDEWALK AND UTILITY EASEMENT

20 DeYoung, A1 - Parcel 10A

21 The right, privilege, and authority to construct and maintain utilities,
22 curbs, and/or sidewalks, together with necessary slopes for cuts and fills
across, under, over, and upon the following described lands:

23 That portion of Tract X described below lying Northerly of a line lying 42
24 feet Northerly of and parallel to the centerline as described in Exhibit "B"
attached and Southerly of the following described line:

25 Beginning on the Southerly line of said parcel at a point 44.5 feet left of
Engineer's Station 34+34, more or less;
26 thence Easterly along a curve to the left having a radius of 562 feet to a
point on the Easterly line of said parcel 47 feet left of Engineer's Station
27 35+11, more or less. Distances measured radially from said centerline.
Stationing as surveyed by King County Road Survey No. 9-26-5-6.

28 Containing an area of 260 sq. ft., or 0.006 acre, more or less.
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1 DeYoung, Al - Parcel 10A (Continued)

2 TRACT X:

3 That portion of the NE 1/4 of the SW 1/4 of Section 10, Township 26 North,
4 Range 5 East, W. M., King County, Washington described as follows:

5 Beginning at a point 446 feet and 30 feet South of the Northeast corner of
6 said Northeast 1/4 of the Southwest 1/4;
7 thence South 02°48'27" East 625.7 feet, more or less, to the North line of a
8 tract of land deeded to Theodore L. Calkins;
9 thence South 88°22'26" West along the North line of said Calkins Tract and
10 said line produced 325 feet to the point of beginning;
11 thence North 88°22'26" East 120.8 feet, more or less, to the Northwest corner
12 of said Calkins Tract;
13 thence South 02°23'38" East along the West line of said Calkins Tract 656.6
14 feet, more or less, to the Southwest corner of said tract;
15 thence South 88°23'58" West 278.4 feet, more or less, to the Southeast corner
16 of a tract of land deeded to Arthur E. Griffin;
17 thence North 01°58'50" West along the most Easterly line of said Griffin Tract
18 577.5 feet, more or less, to a corner of said Griffin Tract;
19 thence North 88°23'58" East 155.0 feet, more or less, to a point from which
20 the True Point of Beginning bears North 02°48'27" West;
21 thence North 02°48'27" West to the True Point of Beginning;

22 EASEMENT FOR SLOPES

23 DeYoung, Al - Parcel 10B

24 The right to make slopes on the said property of the owner for cuts and fills
25 as follows:

26 That portion of Tract X as described below lying Northerly of a line lying 42
27 feet Northerly of and parallel to the centerline as described in Exhibit "B"
28 attached, and Southerly of the following described line:

29 Beginning on the Southerly line of said parcel at a point 50 feet left of
30 Engineer's Station 34+16.45, more or less;
31 thence Easterly to a point 50 feet left of Engineer's Station 35+00;
32 thence Easterly to a point on the Easterly line of said Parcel, said point
33 being 51 feet left of Engineer's Station 35+14, more or less, and the
terminus of said line. Distances measured radially from and stationing along
the centerline described in Exhibit "B."
LESS area for sidewalk and utility easement.

Containing an area of 380 sq. ft., or 0.01 acre, more or less.

TRACT X:

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 10, Township
26 North, Range 5 East, W. M., Washington described as follows:

1 DeYoung, Al - Parcel 10B (Continued)

2 Beginning at a point 446 feet and 30 feet South of the Northeast corner of
 3 said Northeast 1/4 of the Southwest 1/4;
 4 thence South 02°48'27" East 625.7 feet, more or less, to the North line of a
 5 tract of land deeded to Theodore L. Calkins;
 6 thence South 88°22'26" West along the North line of said Calkins Tract and
 7 said line produced 325 feet to the point of beginning;
 8 thence North 88°22'26" East 120.8 feet, more or less, to the Northwest corner
 9 of said Calkins Tract;
 10 thence South 02°23'38" East along the West line of said Calkins Tract 656.6
 11 feet, more or less, to the Southwest corner of said tract;
 12 thence South 88°23'58" West 278.4 feet, more or less, to the Southeast corner
 13 of a tract of land deeded to Arthur E. Griffin;
 14 thence North 01°58'50" West along the most Easterly line of said Griffin Tract
 15 577.5 feet, more or less, to a corner of said Griffin Tract;
 16 thence North 88°23'58" East 155.0 feet, more or less, to a point from which
 17 the True Point of Beginning bears North 02°48'27" West;
 18 thence North 02°48'27" West to the True Point of Beginning;

11 WARRANTY DEED

12 Peterson, Henry A. - Parcel 11

13 All that portion of Tract X as described below lying within a strip of land 84
 14 feet in width, having 42 feet of such width on each side of the centerline as
 15 described in the attached Exhibit B.

16 Containing 28,295 sq. ft., or 0.65 acre, more or less.

17 TRACT X:

18 The West 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of
 19 Section 10, Township 26 North, Range 5 East, W. M., King County, Washington,
 20 more particularly described as follows:

21 Beginning at a point 40 rods South and 20 rods West of the Northeast corner of
 22 the Southwest 1/4 of said Section;
 23 thence South 40 rods;
 24 thence West 20 rods;
 25 thence North 40 rods;
 26 thence East 20 rods to the point of beginning;
 27 EXCEPT roads;

28 TOGETHER WITH a strip of land 16.5 feet wide, described as follows:

29 Beginning at a point 330 feet West of the Northeast corner of the Southwest
 30 1/4 of said Section;
 31 thence South 660 feet;
 32 thence West 16.5 feet;
 33 thence North 660 feet;
 thence East 16.5 feet to place of beginning;
 EXCEPT the West 0.5 feet of the South 107 feet of the North 140 feet thereof;
 AND EXCEPT roads;

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 con-
 structed hereafter on said property in conformity with standard plans and spe-
 cifications for highway purposes.

SIDEWALK AND UTILITY EASEMENT

1 Peterson, Henry A. - Parcel 11A

2 The right, privilege, and authority to construct and maintain utilities,
3 curbs, and/or sidewalks, together with necessary slopes for cuts and fills,
4 across, under, over, and upon that portion of Tract X described below lying
5 Northerly of a line lying 42 feet Northerly of and parallel to the centerline
6 as described in Exhibit "B" attached, and Southerly of the following described
7 line:

8 Beginning on the Westerly line of said parcel at a point 47 feet left of
9 Engineer's Station 35+11, more or less;
10 thence Easterly to a point 47.5 feet left of Engineer's Station 35+50;
11 thence Easterly to a point 42 feet left of Engineer's Station 36+42, more
12 or less, and end of said line, stationing along said centerline as
13 surveyed by King County Road Survey No. 9-26-5-6.

14 Contains an area of 480 sq. ft., or 0.011 acre, more or less.

15 ALSO, all that portion of said Tract X lying Southerly of a line lying 42 feet
16 Southerly of and parallel to the centerline described in Exhibit "B" attached,
17 and Northerly of the following described line:

18 Beginning at a point 42 feet right of Engineer's Station 37+42;
19 thence Easterly to a point 42.75 feet right of Engineer's Station 37+52.2;
20 thence Easterly along the arc of a circle to the right having a radius of
21 562 feet to a point on the Easterly line of said parcel of land 47.5 feet,
22 more or less, right of Engineer's Station 38+54, more or less. Distances
23 measured radially from and stationing along said centerline as surveyed by
24 King County Road Survey No. 9-26-5-6.

25 Containing 320 sq. ft., or 0.007 acre, more or less
26 Total area of 800 sq. ft., or 0.018 acre, more or less.

27 TRACT X:

28 The West 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of
29 Section 10, Township 26 North, Range 5 East, W. M., King County, Washington,
30 more particularly described as follows:

31 Beginning at a point 40 rods South and 20 rods West of the NE corner of the SW
32 1/4 of said section;
33 thence South 40 rods;
thence West 20 rods;
thence North 40 rods;
thence East 20 rods to the point of beginning;
EXCEPT roads;
TOGETHER WITH a strip of land 16.5 feet wide, described as follows:

Beginning at a point 330 feet West of the Northeast corner of the Southwest
1/4 of said Section;
thence South 660 feet;
thence West 16.5 feet;
thence North 660 feet;
thence East 16.5 feet to place of beginning;
EXCEPT the West 0.5 feet of the South 107 feet of the North 140 feet thereof;
AND EXCEPT roads;

EASEMENT FOR SLOPES

1 Peterson, Henry A. - Parcel 11B

2 The right to make slopes on the said property of the owner for cuts and fills
3 as follows:

4 That portion of Tract X as described below lying Northerly of a line 42 feet
5 Northerly of and parallel to the centerline as described in Exhibit "B"
6 attached, and Southerly of the following described line:

7 Beginning on the Westerly line of said parcel of land at a point 51 feet left
8 of Engineer's Station 35+14, more or less;
9 thence Easterly to a point 52 feet opposite Engineer's Station 35+50;
10 thence Easterly to a point 58 feet opposite Engineer's Station 36+00;
11 thence Easterly to a point 42 feet opposite Engineer's Station 37+00 and
12 the terminus of said line, stationing along said centerline as surveyed by
13 King County Road Survey No. 9-26-5-6. LESS area for sidewalk and utility
14 easement Westerly of Engineer's Station 37+00 North of said centerline.

15 Contains an area of 1,290 sq. ft., or 0.03 acre, more or less.

16 ALSO, that portion of said parcel of land lying Southerly of a line 42 feet
17 Southerly of and parallel to the centerline as described on Exhibit "B"
18 attached and Northerly of the following described line:

19 Beginning at a point 42 feet right of Engineer's Station 37+00; thence
20 Easterly to a point 45 feet right of Engineer's Station 37+50; thence Easterly
21 to a point 48 feet right of Engineer's Station 38+00; thence Easterly to a
22 point on the Easterly line of said parcel of land, said point being 52 feet
23 right of said centerline. All distances measured radially from said cen-
24 terline as surveyed by King County Road Survey No. 9-26-5-6.
25 LESS area for sidewalk and utility easement Easterly of Engineer's Station
26 37+00 South of said centerline.

27 Containing an area of 350 sq. ft., or 0.008 acre, more or less.
28 Total slope easement area is 1,640 sq. ft., or 0.04 acre, more or less.

29 TRACT X:

30 The West 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of
31 Section 10, Township 26 North, Range 5 East, W. M., Washington, more par-
32 ticularly described as follows:

33 Beginning at a point 40 rods South and 20 rods West of the Northeast corner of
the Southwest 1/4 of said Section;
thence South 40 rods;
thence West 20 rods;
thence North 40 rods;
thence East 20 rods to the point of beginning;
EXCEPT roads;

TOGETHER WITH a strip of land 16.5 feet wide, described as follows:

Beginning at a point 330 feet West of the Northeast corner of the Southwest
1/4 of said Section;
thence South 660 feet;
thence West 16.5 feet;
thence North 660 feet;
thence East 16.5 feet to place of beginning;
EXCEPT the West 0.5 feet of the South 107 feet of the North 140 feet thereof;
AND EXCEPT roads;

WARRANTY DEED

1 Brown, Benjamin W. - Parcel 12

2 All that portion of Tract X as described below lying within a strip of land 84
3 feet in width, having 42 feet of such width on each side of the centerline
described in Exhibit "B" attached.

4 Containing 4,620 sq. ft., or 0.11 acre, more or less.

5 The West 330 feet of the East 660 feet of the North 132 feet of the Southeast
6 1/4 of the Southwest 1/4 of Section 10, Township 26 North, Range 5 East, W.
M.;

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

WARRANTY DEED

10
11 Olsson, Harold E. - Parcel 13

12 That portion of Tract X lying Easterly of a line 42 feet Westerly of and
13 parallel to the centerline of 140th Avenue Northeast; TOGETHER with that
14 portion of Tract X lying Southeasterly of the arc of a circle having a
15 radius of 25 feet, said arc being tangent to the line 42 feet Northerly
16 of and parallel to the centerline described in the attached Exhibit "B"
17 and tangent to a line 42 feet Westerly and parallel to the centerline of
18 140th Avenue Northeast, as surveyed by King County Road Survey No. 9-26-5-6.
19 ALSO, TOGETHER with that portion of Tract X lying Northeasterly of the arc
20 of a circle having a radius of 25 feet, said arc being tangent to the line
21 42 feet Southerly of and parallel to said centerline described in attached
22 Exhibit "B" and tangent to a line 42 feet Westerly of and parallel to the
23 centerline of 140th Avenue Northeast as surveyed by King County Road Survey
24 No. 9-26-5-6.

EXCEPTING therefrom any portion of Tract X lying within the 84 foot strip
of land the centerline of which is described in Exhibit "B."

25 Contains an area of 5,320 sq. ft., or 0.122 acre, more or less.

TRACT X:

26 The East 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 10, Township
27 26 North, Range 5 East, W. M; in King County, Washington.

28 EXCEPT the South 130 feet thereof;

29 AND EXCEPT the East 30 feet thereof for 140th Avenue Northeast.

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

WARRANTY DEED

1 Olsson, Harold E. - Parcel 13(1)

2 All that portion of Tract X lying within a strip of land 84 feet in width,
3 having 42 feet of such width on each side of the centerline as described
4 in the attached Exhibit "B."

5 Together with that portion lying Southeasterly of the arc of a circle having a
6 radius of 25 feet, said arc being tangent to a line 42 feet Northerly of and
7 parallel to said centerline and tangent to a line 30 feet Westerly of and
8 parallel to the centerline of 140th Avenue Northeast; ALSO, together with that
9 portion lying Northeasterly of the arc of a circle having a radius of 25 feet
10 said arc being tangent to a line 42 feet Southerly of and parallel to said cen-
11 terline and tangent to a line 30 feet Westerly of and parallel to the centerline
12 of 140th Avenue Northeast, as surveyed by King County Road Survey No. 9-26-5-6.

13 Containing 25,575 sq. ft., or 0.59 acre, more or less.

14 DEDICATED AS A CONDITION FOR A REZONE.

15 TRACT X:

16 The East 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 10, Township
17 26 North, Range 5 East, W. M;
18 EXCEPT the South 130 feet;
19 AND EXCEPT the East 30 feet thereof for 140th Avenue Northeast.
20 Situate in the County of King, State of Washington.

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

25 SIDEWALK AND UTILITY EASEMENT

26 Olsson, Harold - Parcel 13A

27 The right, privilege and authority to construct and maintain utilities, curbs,
28 and/or sidewalks, together with necessary slopes for cuts and fills, across,
29 under, over, and upon that certain parcel of land described as follows:

30 That portion of Tract X described below lying Southerly of a line 42 feet
31 Southerly of and parallel to the centerline, as described in Exhibit "B"
32 attached, and Northerly of the following described line:

33 Beginning at a point on the Westerly line of said parcel of land 47.5 feet,
more or less, right of Engineer's Station 38+54, more or less;
thence Easterly along a arc of a circle to the right having a radius of 562
feet to a point 46.7 feet right of Engineer's Station 40+65.56;
thence Easterly to a point 42 feet right of Engineer's Station 41+43.4 and the
terminus of said line.

Containing 1,382 sq. ft., or 0.03 acre, more or less.

TRACT X:

The East 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 10, Township
26 North, Range 5 East, W. M., King County, Washington;
EXCEPT the South 130 feet thereof; and
EXCEPT the East 30 feet thereof for 140th Avenue Northeast.

J 1 J 2

EASEMENT FOR SLOPES

1 Olsson, Harold - Parcel 13B

2 The right to make slopes on the said property of the owner for cuts and fills
3 as follows:

4 That portion of Tract X as described below lying Southerly of a line 42 feet
5 Southerly of and parallel to the centerline as described in Exhibit "B"
6 attached, and Northerly of the following described line:

7 Beginning at a point on the Westerly line of said parcel at a point 52 feet
8 right of said centerline;

9 THENCE Easterly to a point 50 feet right of Engineer's Station 39+00;

10 THENCE Easterly to a point 53 feet right of Engineer's Station 39+50;

11 THENCE Easterly to a point 54 feet right of Engineer's Station 40+00;

12 THENCE Easterly to a point 52 feet right of Engineer's Station 40+50;

13 THENCE Easterly to a point 49 feet right of Engineer's Station 41+00;

14 THENCE Easterly to a point 45.5 feet right of Engineer's Station 41+57.

15 Distances measured radially or at right angles from and stationing along said
16 centerline;

17 LESS area for sidewalk and utility easement.

18 Containing 1,420 sq. ft., or 0.03 acre, M/L.

19 ALSO, that portion of Tract X described below lying Westerly of a line lying
20 42 feet Westerly of and parallel to the centerline of 140th Avenue Northeast
21 and Easterly of the following described line:

22 Beginning at a point 45 feet left of Engineer's Station 205+56;

23 thence Northerly to a point 45 feet left of Engineer's Station 207+00;

24 thence Northerly to a point 44 feet left of Engineer's Station 209+00;

25 thence Northerly to a point on the Northerly line of said parcel at terminus

26 point of said line 44 feet left of said centerline. Distances measured at

27 right angles from and stationing along the centerline of 140th Avenue

28 Northeast as surveyed by King County Road Survey No. 9-26-5-6.

29 Containing 990 sq. ft., or 0.023 acre, more or less.

30 Total 2,410 sq. ft., or 0.055 acre, more or less.

31 TRACT X:

32 The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of
33 Section 10, Township 26 North, Range 5 East, W. M., King County, Washington;

EXCEPT the South 130 feet thereof; and

EXCEPT the East 30 feet thereof for 140th Avenue Northeast.

UTILITY EASEMENT

Olsson, Harold - Parcel 13C

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

That portion of Tract X described below lying within a strip of land adjacent
to and Southerly of a line lying 42 feet Southerly of and parallel to the cen-
terline as described in Exhibit "B" attached:

1 Olsson, Harold - Parcel 13C (Continued)

2 Said strip of land beginning with a width of 10 feet at Engineer's Station
41+20;
3 thence Easterly and continuing at 10 feet in width opposite Engineer's Station
41+60.32 and the end of said strip of land. Stationing along said centerline
4 as surveyed by King County Road Survey No. 9-26-5-6;
5 LESS that part lying Northeasterly of the arc of a circle having a radius of
25 feet, said arc being tangent to a line 42 feet Southerly and parallel to
6 the centerline in Exhibit "B" and tangent to a line 42 feet Westerly of and
parallel to the centerline of 140th Avenue NE, as surveyed by King County Road
Survey No. 9-26-5-6.

7 Containing 300 sq. ft., or 0.007 acre, more or less.

8 ALSO, that portion of Tract X as described below lying within a strip of land
9 adjacent to and Northerly of a line lying 42 feet Northerly of and parallel to
the centerline described in Exhibit "B" attached. Said strip beginning with a
10 width of 7 feet opposite Engineer's Station 41+20;
thence continuing at 7 feet in width to the East line of said parcel;
11 LESS that portion lying Southeasterly of the arc of a circle having a radius
of 25 feet, said arc being tangent to a line 42 feet Northerly of and parallel
12 to the centerline in Exhibit "B" and tangent to a line 42 feet Westerly of and
parallel to said centerline of 140th Avenue Northeast.

13 Containing 230 sq. ft., or 0.005 acre, more or less.
14 Total area 530 sq. ft., or 0.012 acre, more or less.

15 TRACT X:

16 The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of
Section 10, Township 26 North, Range 5 East, W. M., King County, Washington;
17 EXCEPT the South 130 feet thereof; and
EXCEPT the East 30 feet thereof for 140th Avenue Northeast.

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

20 WARRANTY DEED

21 Woodinville Community Methodist Church - Parcel 14

22 All that portion of Tract X lying Westerly of a line lying 42 feet Easterly of
23 and parallel to the centerline of 140th Avenue Northeast as surveyed by King
County Road Survey No. 9-26-5-6. ALSO, that portion of the described Tract X
24 lying Southwesterly of the arc of a circle having a radius of 25 feet, said
arc being tangent to a line 42 feet Easterly of and parallel to the centerline
25 of 140th Avenue NE and tangent to a line 30 feet Northerly of and parallel to
the centerline of NE 171st Street, both centerlines as surveyed by King County
26 Road Survey No. 9-26-5-6.

27 Containing an area of 5,478 sq. ft., or 0.13 acres, more or less.

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1 Woodinville Community Methodist Church - Parcel 14 (Continued)

2 TRACT X:

3 That portion of the NW 1/4 of the SE 1/4 of Section 10, Township 26 North,
4 Range 5 East, W. M., King County, Washington described as follows:

5 Beginning at a point on the West line of said subdivision South 0°6'16" East
6 609 feet from the NW corner thereof;
7 thence continuing South 0°6'16" East 440 feet, more or less, to the intersec-
8 tion of the centerline of Andrew Bergstrom Road (also known as D. T. Denny
9 Road);
10 thence along the centerline of said road North 88°33' East 396.25 feet;
11 thence parallel to the West line of said subdivision North 0°6'16" West to
12 a point from which the True Point of Beginning bears South 88°47' West;
13 thence South 88°47' West 396 feet to the True Point of Beginning;
14 EXCEPT the South 30 feet as established for road by Road Deed recorded in
15 Volume 3 of Roads, Page 355;
16 AND EXCEPT the West 30 feet thereof for roads by Deed recorded under Auditor's
17 File No. 658749.

18 Together with the right to make all necessary slopes for cuts and fills upon
19 the abutting property on each side of any road which is now, or may be con-
20 structed hereafter on said property in conformity with standard plans and spe-
21 cifications for highway purposes.

22 EASEMENT FOR SLOPES

23 Woodinville Community Methodist Church - Parcel 14A

24 The right to make slopes on the said property of the owner for cuts and fills
25 as follows:

26 That portion of Tract X as described below lying Northerly of a line lying 30
27 feet Northerly of and parallel to the centerline as NE 171st Street and
28 Easterly of a line lying 42 feet Easterly of and parallel to the centerline of
29 140th Avenue NE and Southerly and Westerly of the following described line:

30 Beginning at a point 47 feet right of Engineer's Station 206+30;
31 thence Southerly and parallel to the centerline of 140th Avenue NE to a point
32 of tangency with an arc of a curve to the left, said arc having a radius of
33 23 feet;
34 thence along said arc to a point of tangency on a line lying 38 feet Northerly
35 of and parallel to the centerline of NE 171st Street;
36 thence Easterly along said line to a point 38 feet left of Engineer's Station
37 102+65;
38 thence Easterly to a point 30 feet left of Engineer's Station 103+65.5 and
39 the terminus of said line. Distances measured at right angles from said cen-
40 terlines stationing along said centerlines as surveyed by King County Road
41 Survey No. 9-26-5-6.
42 LESS that part lying Southwesterly of the arc of a circle having a radius of
43 25 feet, said arc being tangent to a line 42 feet right of and parallel to
44 said centerline of 140th Avenue NE and tangent to a line 30 feet left of and
45 parallel to said centerline of NE 171st Street;
46 LESS area for sidewalk and utility easement.

47 Contains an area of 1,470 sq. ft., or 0.034 acre, more or less.

1 Woodinville Community Methodist Church - Parcel 14A (Continued)

2 TRACT X:

3 That portion of the NW 1/4 of the SE 1/4 of Section 10, Township 26 North,
4 Range 5 East, W. M., in King County, Washington, described as follows:

5 Beginning at a point on the West line of said subdivision South 0°6'16" East
6 609 feet from the NW corner thereof;
7 thence continuing South 0°6'16" East 440 feet more or less to the intersection
8 of the centerline of Andrew Bergstrom Road (also known as D. T. Denny Road);
9 thence along the centerline of said road North 88°33' East 396.25 feet;
10 thence parallel to the West line of said subdivision North 0°6'16" West to
11 a point from which the True Point of Beginning bears South 88°47' West;
12 thence South 88°47' West 396 feet to the True Point of Beginning;
13 EXCEPT the South 30 feet as established for road by Road Deed recorded in
14 Volume 3 of Roads, Page 355;
15 AND EXCEPT the West 30 feet thereof for roads by Deed recorded under Auditor's
16 File No. 658749.

11 SIDEWALK AND UTILITY EASEMENT

12 Woodinville Community Methodist Church - Parcel 14B

13 The right, privilege, and authority to construct and maintain utilities,
14 curbs, and/or sidewalks, together with necessary slopes for cuts and fills,
15 across, under, over, and upon that portion of Tract X described below lying
16 Northerly of a line that lies 30 feet Northerly of and parallel to the cen-
17 terline of Northeast 171st Street and Southerly of the following described
18 line:

17 Beginning at a point 43.16 feet left of Engineer's Station 100+47.33,;
18 thence Easterly along the arc of a circle to the left, said arc having a
19 radius of 27 feet, to a point 34 feet left of Engineer's Station 100+67.6;
20 thence Easterly to a point 34 feet left of Engineer's Station 103+25 and
21 the terminus of said line.
22 LESS that portion lying Southwesterly of the arc of a circle having a radius
23 of 25 feet, said arc being tangent to a line 30 feet Northerly of and parallel
24 to the centerline of Northeast 171st Street and tangent to a line 42 feet
25 Easterly of and parallel to the centerline of 140th Avenue Northeast, sta-
26 tioning and centerlines as surveyed by King County Road Survey No. 9-26-5-6.
27 Distances measured at right angles from said centerline of Northeast 171st
28 Street.

23 Contains an area of 1,084 sq. ft., or 0.025 acre, more or less.

24 TRACT X:

25 That portion of the NW 1/4 of the SE 1/4 of Section 10, Township 26 North,
26 Range 5 East, W. M., in King County, Washington, described as follows:

27 Beginning at a point on the West line of said subdivision South 0°6'16" East
28 609 feet from the Northwest corner thereof;
29 thence continuing South 0°6'16" East 440 feet more or less to the intersection
30 of the centerline of Andrew Bergstrom Road (also known as D. T. Denny Road);
31 thence along the centerline of said road North 88°33' East 396.25 feet;
32 thence parallel to the West line of said subdivision North 0°6'16" West to a
33 point from which the True Point of Beginning bears South 88°47' West;
thence South 88°47' West 396 feet to the True Point of Beginning;
EXCEPT the South 30 feet as established for road by Road Deed recorded in
Volume 3 of Roads Page 355;
AND EXCEPT the West 30 feet thereof for roads by Deed recorded under Auditor's
File No. 658749.

PLANTING EASEMENT

Woodinville Community Methodist Church - Parcel 14C

An exclusive right-of-way easement for the purpose of planting trees, shrubbery, grass, flowers, or other growing objects of any kind over, through, across, and under the property more particularly described as follows:

That portion of the NW 1/4 of the SE 1/4 of Section 10, Township 26 North, Range 5 East, W. M., in King County, Washington, described as follows:

Beginning at a point on the West line of said subdivision South 0°6'16" East 609 feet from the NW corner thereof;
 thence continuing South 0°6'16" East 440 feet more or less to the intersection of the centerline of Andrew Bergstrom Road (also known as D. T. Denny Road);
 thence along the centerline of said road North 88°33' East 396.25 feet;
 thence parallel to the West line of said subdivision North 0°6'16" West to a point from which the True Point of Beginning bears South 88°47' West;
 thence South 88°47' West 396 feet to the True Point of Beginning;
 EXCEPT the South 30 feet as established for road by Road Deed recorded in Volume 3 of Roads, Page 355;
 AND EXCEPT the West 30 feet thereof for roads by Deed recorded under Auditor's File No. 658749.

Said Planting Easement being described as follows: That portion of the above described parcel of land lying within a strip of land adjacent to and Northerly of a line lying 34 feet Northerly of and parallel to the centerline of NE 171st Street as surveyed by King County Road Survey No. 9-26-5-6; said strip of land having a width of 4 feet; LESS those parts lying Westerly of Engineer's Station 100+72 and Easterly of Engineer's Station 102+12.

Containing 560 sq. ft., or 0.01 acres, more or less.

Together with the rights at all times to enter upon said property for the purpose of pruning, repairing, maintaining, removing or replacing said plants, shrubs, grass, flowers, or other growing objects that may be planted under the authority of this easement. ALSO, TOGETHER WITH the rights that all plantings and growing objects in the above described area shall be the property of King County and that the owner shall at no time prune, trim, remove, or in any way alter or effect any changes in the plantings and growing objects in the above described easement. ALSO, TOGETHER WITH the rights that King County shall determine the type, number, and location of plantings and growing objects in the above described easement.

DRAINAGE EASEMENT

Woodinville Community Methodist Church - Parcel 14D

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

That portion of Tract X as described below lying within a strip of land lying adjacent to and Easterly of a line lying 42 feet Easterly of and parallel to the centerline of 140th Avenue NE, as surveyed by King County Road Survey No. 9-26-5-6; said strip of land beginning with a width of 10 feet at a point opposite Engineer's Station 209+55;
 thence Northerly and continuing at a width of 10 feet to a point opposite Engineer's Station 209+65 and the end of said strip of land.

Containing 100 square feet, or 0.002 acre, more or less.

1 Woodinville Community Methodist Church - Parcel 14D (Continued)

2 TRACT X:

3 That portion of the NW 1/4 of the SE 1/4 of Section 10, Township 26 North,
4 Range 5 East, W. M., in King County, Washington, described as follows:

5 Beginning at a point on the West line of said subdivision South 0°6'16" East
609 feet from the Northwest corner thereof;
6 thence continuing South 0°6'16" East 440 feet more or less to the intersection
of the centerline of Andrew Bergstrom Road (also known as D. T. Denny Road);
7 thence along the centerline of said road North 88°33' East 396.25 feet;
8 thence parallel to the West line of said subdivision North 0°6'16" West to a
point from which the True Point of Beginning bears South 88°47' West;
9 thence South 88°47' West 396 feet to the True Point of Beginning;
EXCEPT the South 30 feet as established for road by Road Deed recorded in
Volume 3 of Roads Page 355;
10 AND EXCEPT the West 30 feet thereof for roads by Deed recorded under Auditor's
File No. 658749.

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

13 UTILITY EASEMENT

14 Woodinville Community Methodist Church - Parcel 14E

15 A right-of-way easement for utilities over, through, across, and under the
16 property hereinafter described, situated in King County, Washington, being
more particularly described as follows:

17 All that portion of Tract X described below lying Northerly of a line lying 30
18 feet Northerly of and parallel to the centerline of NE 171st Street as sur-
veyed by King County Road Survey No. 9-26-5-6, and Southerly of the following
19 described line:

20 Beginning on the West line of said parcel at a point 40.5 feet left of the
centerline of NE 171st Street;
21 thence Easterly and parallel to said centerline to a point 40.5 feet left of
Engineer's Station 103+25;
22 thence Easterly to a point on the Easterly line of said tract said point being
34 feet left of said centerline.
23 LESS that portion lying Southwesterly of the arc of a circle having a radius
of 25 feet, said arc being tangent to a line 30 feet Northerly of and parallel
24 to the centerline of NE 171st Street and tangent to a line 42 feet Easterly of
and parallel to the centerline of 140th Avenue NE, stationing and centerlines
25 as surveyed by King County Road Survey No. 9-26-5-6. Distances measured at
right angles from said centerline of NE 171st Street.
LESS sidewalk and utility easement area.

26 Containing an area of 2,200 sq. ft., or 0.05 acre, more or less.

27 TRACT X:

28 That portion of the NW 1/4 of the SE 1/4 of Section 10, Township 26 North,
29 Range 5 East, W. M., in King County, Washington, described as follows:

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1 Woodinville Community Methodist Church - Parcel 14E (Continued)

2 Beginning at a point on the West line of said subdivision South 0°6'16" East
3 609 feet from the Northwest corner thereof;
4 thence continuing South 0°6'16" East 440 feet more or less to the intersection
5 of the centerline of Andrew Bergstrom Road (also known as D. T. Denny Road);
6 thence along the centerline of said road North 88°33' East 396.25 feet;
7 thence parallel to the West line of said subdivision North 0°6'16" West to a
8 point from which the True Point of Beginning bears South 88°47' West;
9 thence South 88°47' West 396 feet to the True Point of Beginning;
10 EXCEPT the South 30 feet as established for road by Road Deed recorded in
11 Volume 3 of Roads Page 355;
12 AND EXCEPT the West 30 feet thereof for roads by Deed recorded under Auditor's
13 File No. 658749.

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

17 WARRANTY DEED

18 Ore, Russell - Parcel 15

19 All that portion of Tract X lying Westerly of a line lying 42 feet Easterly of
20 and parallel to the centerline of 140th Avenue Northeast as surveyed by King
21 County Road Survey No. 9-26-5-6. ALSO, that portion of Tract X lying North-
22 westerly of the arc of a circle having a radius of 25 feet, said arc being
23 tangent to a line 42 feet Easterly of and parallel to the centerline of 140th
24 Avenue Northeast and tangent to a line 30 feet Southerly of and parallel to
25 the centerline of Northeast 171st Street, both centerlines as surveyed by King
26 County Road Survey No. 9-26-5-6.

27 Containing 2,983 sq. ft., or 0.07 acres, more or less.

28 TRACT X:

29 The West 330 feet of that portion of the West 1/2 of the SE 1/4 of Section 10,
30 Township 26 North, Range 5 East W. M., in King County, Washington, lying
31 Southerly of the D. T. Denny Road (NE 171st Street);
32 EXCEPT the South 1276 feet thereof;
33 AND EXCEPT the West 30 feet for 140th Avenue Northeast.

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 con-
structed hereafter on said property in conformity with standard plans and spe-
cifications for highway purposes.

SIDEWALK AND UTILITY EASEMENT

1 Ore, Russell - Parcel 15B

2 The right, privilege, and authority to construct and maintain utilities,
3 curbs, and/or sidewalks, together with necessary slopes for cuts and fills,
4 across, under, over, and upon that portion of Tract X described below lying
5 Southerly of a line that lies 30 feet Southerly of and parallel to the cen-
6 terline of Northeast 171st Street and Northerly of the following described
7 line:

8 Beginning at a point on the East line of said Tract X said point being 32 feet
9 right opposite the centerline of Northeast 171st Street;
10 thence Westerly to a point 32 feet opposite Engineer's Station 100+62.60;
11 thence Westerly along a curve to the left having a radius of 27 feet through
12 central angle of 31°02'21" an arc distance of 14.63 feet to a point 35.87 feet
13 right opposite Engineer's Station 100+48.68 and the point of terminus of said
14 line. Said distances are measured at right angles from the centerline of
15 Northeast 171st Street.

16 LESS that portion lying Northwesterly of arc of a circle having a radius of 25
17 feet said arc being tangent to a line 30 feet Southerly of and parallel to the
18 centerline of Northeast 171st Street and tangent to a line 42 feet Easterly of
19 and parallel to the centerline of 140th Avenue Northeast, said centerline as
20 surveyed by King County Road Sruvey No. 9-26-5-6.

21 Containing 544 sq. ft., or 0.01 acre, more or less.

22 TRACT X:

23 The West 330 feet of that portion of the West 1/2 of the SE 1/4 of Section 10,
24 Township 26 North, Range 5 East, W. M., in King County, Washington, lying
25 Southerly of the D. T. Denny Road (Northeast 171st Street);
26 EXCEPT the South 1276 feet thereof;
27 AND EXCEPT the West 30 feet for 140th Avenue Northeast.

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30 01/XX2103.
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UTILITY EASEMENT

Ore, Russell - Parcel 15C

A right-of-way easement for utilities over, through, across, and under the property hereinafter described, situated in King County, Washington, being more particularly described as follows:

That portion of Tract X described below lying Easterly of a line lying 42 feet Easterly of and parallel to the centerline of 140th Avenue NE, said centerline as surveyed by King County Road Survey No. 9-26-5-6, and Westerly of the following described line:

Beginning at a point on the Southerly line of said described parcel, said point being 44.5 feet right of the centerline of 140th Avenue NE; thence Northerly at 44.5 feet right of said centerline to the North line of said parcel and the terminus of said line. All distances measured at right angles from the centerline of 140th Avenue Northeast.
LESS that portion lying Northwesterly of an arc of a circle having a radius of 25 feet said arc being tangent to a line 30 feet Southerly of and parallel to the centerline of Northeast 171st Street and tangent to a line 42 feet Easterly of and parallel to the centerline of 140th Avenue Northeast, said centerlines as surveyed by King County Road Survey No. 9-26-5-6.

Containing 555 sq. ft., or 0.013 acre, more or less.

TRACT X:

The West 330 feet of that portion of the West 1/2 of the SE 1/4 of Section 10, Township 26 North, Range 5 East, W. M., in King County, Washington, lying Southerly of the D. T. Denny Road (NE 171st Street);
EXCEPT the South 1276 feet thereof;
AND EXCEPT the West 30 feet for 140th Avenue Northeast.

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 utilities.

WARRANTY DEED

Benjamin W. Brown - Parcel 17

That portion of the North 132 feet of the West 300 feet of the East 330 feet of the SE 1/4 of the SW 1/4 of Section 10, Township 26 North, Range 5 East, W. M., in King County, Washington, lying Easterly of a line lying 42 feet Westerly of and parallel to the centerline of 140th Avenue Northeast as surveyed by King County Road Survey No. 9-26-5-6.

EXCEPT the East 30 feet thereof conveyed to King County for 140th Avenue Northeast by Deed recorded under File No. 930097.

Containing 1,584 sq. ft., or 0.036 acre, more or less.

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

WARRANTY DEED

1 Kyes, Kern - Parcel 18

2 All that portion of Tract X lying Westerly of a line lying 42 feet Easterly of
3 and parallel to the centerline of 140th Avenue Northeast as surveyed by King
County Road Survey No. 9-26-5-6..

4 TRACT X

5 The North 132 feet of the South 396 feet of that portion of Section 10, Town-
6 ship 26 North, Range 5 East, W. M., in King County, Washington, described as
follows:

7 West 330 feet of the West 1/2 of the SE 1/4 of said Section 10 lying Southerly
8 of D. T. Denny's Road, EXCEPT the South 880 feet thereof;
9 AND EXCEPT that portion thereof conveyed to King County for road purposes
under Auditor's File No. 933924.

10 Containing 1,585 sq. ft., or 0.036 acres, more or less.

11 Together with the right to make all necessary slopes for cuts and fills upon
12 the abutting property on each side of any road which is now, or may be con-
13 structed hereafter on said property in conformity with standard plans and spe-
cifications for highway purposes.

13 UTILITY EASEMENT

14 Kyes, Kern - Parcel 18A

15 A right-of-way easement for utilities over, through, across, and under the
16 property hereinafter described, situated in King County, Washington, being
more particularly described as follows:

17 That portion of Tract X as described below lying within a strip of land lying
18 adjacent to and Easterly of a line lying 42 feet Easterly of and parallel to
19 the centerline of 140th Avenue Northeast, as surveyed by King County Road
Survey No. 9-26-5-6; SAID strip of land having a width of 2.5 feet.

20 Containing 330 sq. ft., or 0.008 acre, more or less.

21 TRACT X:

22 The North 132 feet of the South 396 feet of that portion of Section 10,
Township 26 North, Range 5 East, W. M., in King County, Washington, described
23 as follows:

24 West 330 feet of the West 1/2 of the SE 1/4 of said Section 10 lying Southerly
of D. T. Denneys Road;
25 EXCEPT the South 880 feet thereof;
AND EXCEPT that portion thereof conveyed to King County for road purposes
under Auditor's File No. 933924.

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

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WARRANTY DEED

1
2 Radovich, John C. - Parcel 19

3 All that portion of Tract X lying Easterly of a line 42 feet Westerly of and
4 parallel to the centerline of 140th Avenue Northeast as surveyed by King
County Road Survey No. 9-26-5-6.

5 TRACT X:

6 The South 130 feet of the East 330 feet of the Southeast 1/4 of the Northeast
7 1/4 of the Southwest 1/4 of Section 10, Township 26 North, Range 5 East W. M.,
in King County, Washington;

8 EXCEPT the East 30 feet thereof for A. Bergstrom Road No. 98, now known as
140th Avenue NE, as disclosed by Volume 16 of Commissioner's Records, Page
245, dated February 23, 1910, in King County, Washington.

9 Containing 1,560 sq. ft., or 0.036 acres, more or less.

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

DRAINAGE EASEMENT

13
14 DeYoung, Al - Parcel 20

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

17 That portion of Tract X as described below lying within a strip of land lying
18 adjacent to and Northerly of a line lying 71.66 feet Northerly of and parallel
to the centerline as described in Exhibit "B" attached.

19 Said strip of land beginning with a width of 15 feet opposite Engineer's
20 Station 19+77;
21 thence Easterly and continuing at 15 feet in width to a point opposite
22 Engineer's Station 20+50;
23 thence Southerly and decreasing to 5 feet in width opposite Engineer's Station
24 20+50;
25 thence Easterly and continuing at 5 feet in width to a point opposite
26 Engineer's Station 22+40;
27 thence Northerly and increasing in width to 15 feet opposite Engineer's
28 Station 22+40;
29 thence Easterly and continuing at 15 feet in width to the Easterly line of
30 said Tract X and the end of said strip of land. Stationing along said cen-
31 terline as surveyed by King County Road Survey No. 9-26-5-6.

32 Containing 16,449 sq. ft., or 0.40 acre, more or less.

33 TRACT X:

Parcel A:

That portion of the North 1/2 of the SW 1/4 of Section 10, Township 26 North,
Range 5 East, W. M., in King County, Washington, described as follows:

1 DeYoung, A1 - Parcel 20 (Continued)

2 Beginning at the SW corner of the NW 1/4 of the SW 1/4 of said Section 10;
 3 thence South 88°54'42" East along the South line of said subdivision 725.00
 4 feet to the True Point of Beginning;
 5 thence North 01°34'02" East 465.00 feet;
 6 thence North 88°54'42" West 260.00 feet;
 7 thence North 01°34'02" East 97.47 feet to the South line of the North 747.50
 8 feet of said NW 1/4 of the SW 1/4;
 9 thence South 88°59'33" East along said South line 343.10 feet;
 10 thence South 89°43'28" East 195.02 feet;
 11 thence South 88°59'33" East 60.00 feet;
 12 thence North 01°06'30" East 96.68 feet to the North line of the South 662.50
 13 feet of the North 1/2 of the SW 1/4 of said Section 10;
 14 thence along said North line 342.93 feet to the East line of the West 104.00
 15 feet of the NE 1/4 of the SW 1/4 of said Section 10;
 16 thence South 00°43'48" West along said East line 85.00 feet to the North line
 17 of the South 577.50 feet of the North 1/2 of the SW 1/4 of said Section 10;
 18 thence along said North line 273.50 feet to the East line of the West 377.50
 19 feet of the NE 1/4 of the SW 1/4 of said Section 10;
 20 thence South 00°43'48" West along said East line 577.50 feet to the South line
 21 of the North 1/2 of the SW 1/4 of said Section 10;
 22 thence North 88°54'42" West along said South line 963.40 feet to the True
 23 Point of Beginning;

24 Parcel B:

25 Beginning at a point on the South line of the NW 1/4 of the SW 1/4 of Section
 26 10, Township 26 North, Range 5 East, W. M., 465 feet Easterly of the SW corner
 27 of said NW 1/4 of the SW 1/4;
 28 thence continuing Easterly along the South line 260 feet;
 29 thence Northerly parallel to the West line of the NW 1/4 of the SW 1/4 465
 30 feet;
 31 thence Westerly parallel to the South line 260 feet;
 32 thence Southerly parallel to the West line of said NW 1/4 of the SW 1/4 465
 33 feet to the point of beginning;

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.

UTILITY EASEMENT

Woodinville Community Methodist Church - Parcel 21

A right-of-way easement for utilities over, through, across, and under the property hereinafter described, situated in King County, Washington, being more particularly described as follows:

That portion of Tract X as described below lying within a strip of land lying adjacent to and Northerly of a line lying 30 feet Northerly of and parallel to the centerline of Northeast 171st Street as surveyed by King County Road Survey No. 9-26-5-6. Said strip of land beginning with a width of 4 feet on the West line of said Tract X;
 thence Easterly decreasing in width to 0 feet at a point 30 feet North of Engineer's Station 104+45 as surveyed by King County Road Survey No. 9-26-5-6.

Containing 100 sq. ft., or 0.002 acre, more or less.

1 Woodinville Community Methodist Church - Parcel 21 (Continued)

2 TRACT X:

3 The West 20 acres of that portion of the North 1/2 of the SE 1/4 of Section
4 10, Township 26 North, Range 5 East, W. M., in King County, Washington,
described as follows:

5 Beginning at the intersection of the West line of said subdivision with the
6 centerline of the D. T. Denny Road (NE 171st Street);
7 thence North 88°33' East along said centerline 396.25 feet;
8 thence North parallel with the West line of said subdivision 30 feet, more or
9 less, to the North line of said D. T. Denny Road and the True Point of
10 Beginning of the description;
11 thence North to a point which bears North 88°47' East from a point on the West
12 line of said subdivision distant South 609 feet from the NW corner thereof;
13 thence South 88°47' West 366 feet, more or less, to the East line of the
14 Andrew Bergstrom Road (140th Avenue Northeast) as conveyed to King County by
15 Deeds recorded under Recording Nos. 658749 and 658750;
16 thence North along said East line 579 feet to the South line of Woodinville to
17 Duvall Road, as established by Deeds recorded under Recording Nos. 1009081 and
18 1009082;
19 thence Easterly along said South line 185 feet;
20 thence South parallel with the West line of said subdivision 208.71 feet;
21 thence Easterly parallel with the North line of said subdivision 208.71 feet;
22 thence North parallel with the West line of said subdivision to the Southerly
23 line of said Woodinville-Duvall Road;
24 thence Easterly along said Southerly line to the North line of said
25 subdivision;
26 thence Easterly along said North line to the East 1/4 of said Section 10;
27 thence Southerly along the East line of said Section 10 to the Northerly lines
28 of said D. T. Denny Road;
29 thence Westerly along said Northerly line to the True Point of Beginning;
30 ALSO EXCEPT that portion of said West 20 acres lying Northerly of the
31 following described line:

32 Beginning at the intersection of the West line of the SE 1/4 of said Section
33 10, with the centerline of the D. T. Denny Road (NE 171st Street);
thence North 88°33' East along said centerline 396.25 feet;
thence North parallel with the West line of said subdivision 30 feet, more or
less, to the North line of said D. T. Denny Road;
thence continuing North along said parallel line 417.48 feet to the True Point
of Beginning of this line description;
thence East, at right angles to the last described line, 713.07 feet to the
East line of said West 20 acres and the end of this line description;

ALSO KNOWN AS Parcel C and a portion of Parcel B of Short Plat No. 674122,
recorded under Recording No. 750407-0566, and Parcel D and a portion of Parcel
C of Short Plat No. 674123, recorded under Recording No. 750402-0418, and as
lot line adjustment Nos. 581078 and 581079;

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 utilities.

QUIT CLAIM DEED

1 Zante, Fredericka Z. - Parcel 27

2 The East 150 feet of the North 30 feet of the West 465 feet of the South 973
3 feet and the East 30 feet of the West 465 feet of the South 943 feet of the NW
4 1/4 of the SW 1/4 of Section 10, Township 26 North, Range 5 East, W. M., in
King County, Washington,

5 Containing 32,460 square feet, or 0.75 acre, more or less.

6 Together with the right to make all necessary slopes for cuts and fills upon
7 the abutting property and on each side of said described right-of-way, in con-
8 formity with standard plans and specifications for highway purposes.

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EXHIBIT BCenterline Northeast 171st Street

Commencing at a point on the North line of the Southeast 1/4 of Section 9, Township 26 North, Range 5 East, W. M., said point being North 88°34'22" West a distance 517.00 feet from the Northeast corner of said subdivision and designated as Engineer's Station 0+00 as surveyed by King County (Survey No. 9-26-5-6);

THENCE South 1°34'02" West 598.92 feet;

THENCE along a tangent curve to the left having a radius of 550 feet through a central angle of 49°56'02" for an arc distance of 479.33 feet;

THENCE South 48°22'00" East 336.19 feet;

THENCE along a tangent curve to the left having a radius of 600 feet through a central angle of 40°32'42" for an arc distance of 424.59 feet;

THENCE South 88°54'22" East 1420.29 feet;

THENCE along a tangent curve to the left having a radius of 510 feet through a central angle of 37°00'26" for an arc distance of 329.41 feet;

THENCE North 54°04'52" East 158.48 feet;

THENCE along a tangent curve to the right having a radius of 510 feet through a central angle of 37°00'26" for an arc distance of 329.41 feet;

THENCE South 88°54'42" East 129.32 feet to the East line of the Southwest 1/4 of Section 10, Township 26 North, Range 5 East, W. M., and terminus point, said point being South 0°06'16" East 1084.00 feet from the Northeast corner of said subdivision.

EASEMENT FOR SLOPES

Uptown Associates - Parcel 1B

The right to make slopes on the said property of the owner for cuts and fills as follows:

That portion of Tract X described below lying within a strip of land lying adjacent to and Easterly of a line lying 42 feet Easterly of and parallel to the centerline as described on Exhibit "B" attached. Said strip of land having a width of 4 feet;

LESS that part lying Northerly of Engineer's Station 0+62.

Containing 710 sq. ft., or 0.02 acres, more or less.

TRACT X:

The East 75 feet of the North 240 feet of the West 200 feet of the East 622 feet of the NE 1/4 of the SE 1/4 of Section 9, Township 26 North, Range 5 East, W. M., King County, Washington;

EXCEPT the East 25 feet of the North 130 feet thereof;

AND EXCEPT that portion conveyed to King County for Northeast 175th Street by Deeds recorded under Recording Nos. 1205979 and 8104280395;

WARRANTY DEED

Uptown Associates - Parcel 2

All that portion of Tract X as described below lying within a strip of land 84 feet in width, having 42 feet of such width on each side of the centerline as described in the attached Exhibit "B."

TRACT X:

That portion of the NE 1/4 of the SE 1/4 of Section 9, Township 26 North, Range 5 East, W. M., King County, Washington, described as follows:

Beginning at the Northeast corner of said subdivision;

thence South 01°34'01" West along the Easterly line of said subdivision 825 feet;

thence North 88°34'22" West parallel to the Northerly line of said subdivision a distance of 115.80 feet to intersect with the Westerly margin of proposed Primary State Highway No. 2;

thence along a curve to the right along said margin, having a radius of 1,005.37 feet, the center of which bears North 37°26'10" East, an arc distance of 717.11 feet to the True Point of Beginning;

thence South 88°34'22" East 83.28 feet to a point 422 feet West of the East line of said subdivision;

thence South 01°34'01" West parallel to the East line of said subdivision 225 feet, more or less, to said Westerly margin of proposed Primary State Highway No. 2;

thence Northerly along said margin to the True Point of Beginning;

Containing 1,668 sq. ft., or 0.04 acre, more or less.

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