

ORDINANCE NO. 9592

1 AN ORDINANCE authorizing the condemnation of property for
2 Issaquah-Hobart Road. (R/W 2140-I).

3 STATEMENT OF FACTS

4 1. The King County council on December 21, 1989, by Ordinance No. 8802,
5 did adopt the 1990 Budget and Program and did provide therein for a
6 Transportation Program.

7 2. The King County Transportation Program provides for the County Road
8 System Development and Improvement Program coordinating the kinds of roads
9 with other elements of the larger transportation system, abutting land uses
10 and business, industry, government and residential processes.

11 3. The Capital Budget and Program provides for the acquisition and
12 construction of Issaquah-Hobart Road.

13 4. In order to acquire the property and property rights required to
14 lay out and construct Issaquah-Hobart Road, it is necessary for King County
15 to condemn certain lands and property rights and rights in property for road
16 purposes as hereinafter more particularly set forth.

17 5. The King County council finds that the public health, safety,
18 necessity and convenience demands that the Issaquah-Hobart Road be constructed
19 within King County in accordance with the Capital Budget and Program, and that
20 certain properties, property rights, and rights in property be condemned,
21 appropriated, taken and damaged for the purpose of constructing Issaquah-
22 Hobart Road as provided in this ordinance.

23 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

24 SECTION 1. The King County council has deemed it necessary and in the
25 best interest of the citizens of King County that the lands hereinafter
26 described in attached Exhibit "A," and other property rights and/or rights in
27 property be condemned, appropriated, taken and damaged for the purpose of
28 constructing Issaquah-Hobart Road paying of just compensation to the owners
29 herein in the manner provided by law.
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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 INTRODUCED AND READ for the first time this 6th day of August,
11 19 90.

12 PASSED this 13th day of August, 1990.

13 KING COUNTY COUNCIL
14 KING COUNTY, WASHINGTON

15 Lois North
16 Chair

17 ATTEST:

18 Gould A. Peterson
19 Clerk of the Council

20 APPROVED this 24th day of August, 1990.

21 D. Hill
22 King County Executive

EXHIBIT A

DRAINAGE EASEMENT

Leaf, Evald, et al - Parcel 1

1 A right of way easement for a drainage facility over, through, across and
2 under that property described as follows:

3 All that portion of Tract X described below, said portion lying adjacent to
4 and Northeasterly of the following described line lying Westerly of the right
of way centerline of Issaquah Hobart Road as surveyed under King County Road
Survey No. 3-23-6-3.

Line Description:

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6 Beginning at a point 30 feet opposite Engineer's Station 112+50;
7 thence Northerly to a point 35 feet opposite Engineer's Station 113+00;
8 thence Northerly to a point 37 feet opposite Engineer's Station 113+50;
9 thence Northerly to a point 39 feet opposite Engineer's Station 114+00;
10 thence Northerly to a point 39 feet opposite Engineer's Station 115+00;
11 thence Northerly to a point 36 feet opposite Engineer's Station 115+50;
thence Northerly to a point 38 feet opposite Engineer's Station 116+00;
thence Northerly to a point 39 feet opposite Engineer's Station 116+50;
thence Northerly to a terminus point 39 feet opposite Engineer's Station 117+00;
all Engineer's Stations are on said right of way centerline of Issaquah Hobart
Road. All distances are measured at right angles from said centerline.

12 Containing an area of 3,240 square feet, or 0.0744 acre, more or less.

13 Tract X described as follows:

14 That portion of the South 1/2 of the SE 1/4 of the NE 1/4 of Section 22,
15 Township 23 North, Range 6 East, W. M., in King County, Washington, and the NE
1/4 of the SE 1/4 of said Section 22, described as follows:

16 Beginning at the East 1/4 corner of said Section 22; THENCE South 2°16'37"
17 West along the East line of said section to the Southwesterly margin of
Issaquah-Hobart Road No. 1384 as it existed on November 24, 1962; THENCE North
33°58'30" West along said road margin 840 feet to the True Point of Beginning;
18 THENCE South 33°58'30" East along said road margin 730 feet; THENCE South
74°16'00" West 675 feet; THENCE North 72°10'00" West to the West line of said
19 NE 1/4 of the SE 1/4 of Section 22; THENCE Northerly along said West line to a
point that bears South 63°45'00" West from the True Point of Beginning; THENCE
20 North 63°45'00" East to the True Point of Beginning.

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 improvement.

UTILITY EASEMENT

Leaf, Evald, et al - Parcel 1A

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

27 All that portion of Tract X described below, said portion lying adjacent to
28 and Northeasterly of the following described line:

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Leaf, Evald, et al - Parcel 1A (Continued)

1 Line Description: Beginning from a point 30 feet Southwesterly of and oppo-
2 site Engineer's Station 110+59; THENCE Northwesterly to a point 45 feet
3 Southwesterly of and opposite Engineer's Station 113+72; THENCE Northwesterly
4 to a terminus point, said point being 45 feet Southwesterly of and opposite
5 Engineer's Station 117+00.

6 ALSO, that portion of Tract X, said portion being within a strip of land 10
7 feet wide, lying between Engineer's Station 113+72 and 113+82 and
8 Southwesterly of the above described reference line. All Engineer's Stations
9 are on the right of way centerline of Issaquah-Hobart Road as surveyed under
10 King County Road Survey No. 3-23-6-3.

11 Contains an area of 7,218 square feet or 0.1657 acre, more or less.

12 Tract X described as follows:

13 That portion of the South 1/2 of the SE 1/4 of the NE 1/4 of Section 22,
14 Township 23 North, Range 6 East, W. M., King County, Washington, and the NE
15 1/4 of the SE 1/4 of said Section 22, described as follows:

16 Beginning at the East 1/4 corner of said Section 22; THENCE South 2°16'37"
17 West, along the East line of said Section to the Southwesterly margin of
18 Issaquah Hobart Road No. 1384 as it existed on November 24, 1962; THENCE
19 North 33°58'30" West along said margin 840 feet to the True Point of
20 Beginning; THENCE South 33°58'30" East along said road margin 730 feet; THENCE
21 South 74°16'00" West; THENCE North 72°10'00" West to the West line of said NE
22 1/4 of the SE 1/4 of Section 22; THENCE Northerly along said West line to a
23 point that bears South 63°45'00" West from the True Point of Beginning; THENCE
24 North 63°45'00" East to the True Point of Beginning.

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

DRAINAGE EASEMENT

Leaf, Evald, et al - Parcel 2

28 A right of way easement for a drainage facility over, through, across and
29 under that property described as follows:

30 All that portion of Tract X described below, said portion lying adjacent to
31 and Northeasterly of the following described line lying Westerly of the right
32 of way centerline of Issaquah Hobart Road as surveyed under King County Road
33 Survey No. 3-23-6-3.

Line Description:

34 Beginning at a point 39 feet opposite Engineer's Station 116+50;
35 thence Northerly to a point 39 feet opposite Engineer's Station 117+00;
36 thence Northerly to a point 41 feet opposite Engineer's Station 117+50;
37 thence Northerly to a point 39 feet opposite Engineer's Station 118+00;
38 thence Northerly to a point 40 feet opposite Engineer's Station 119+00;
39 thence Northerly to a point 37 feet opposite Engineer's Station 119+50;
40 thence Northerly to a point 30 feet opposite Engineer's Station 120+00;
41 thence Northerly to a point 30 feet opposite Engineer's Station 120+50;
42 thence Northerly to a point 35 feet opposite Engineer's Station 121+00;
43 thence Northerly to a point 37 feet opposite Engineer's Station 121+50;
44 thence Northerly to a point 34 feet opposite Engineer's Station 122+00;
45 thence Northerly to a terminus point 30 feet opposite Engineer's Station 122+50;
46 all Engineer's Stations are on said right of way centerline of Issaquah Hobart
47 Road. All distances are measured at right angles from said centerline.

48 Containing an area of 3,388 square feet, or 0.0778 acre, more or less.

Leaf, Evald, et al - Parcel 2 (Continued)

1 Tract X described as follows:

2 That portion of the South 1/2 of the SE 1/4 of the NE 1/4 of Section 22,
3 Township 23 North, Range 6 East, W. M., King County, Washington, and the NE
4 1/4 of the SE 1/4 of said Section 22, described as follows:

5 Beginning at the East 1/4 corner of said Section 22; THENCE South 2°16'37"
6 West, along the East line of said Section to the Southwesterly margin of
7 Issaquah Hobart Road No. 1384; THENCE North 33°58'30" West along said road
8 margin 840 feet to the True Point of Beginning; THENCE South 63°45'00" West
9 to the West line of the NE 1/4 of the SE 1/4 of said Section 22; THENCE
10 Northerly along said West line and along the West line of the SE 1/4 of the NE
11 1/4 of said Section 22 to the North line of the South 1/2 of said SE 1/4 of
12 the NE 1/4; THENCE Easterly along said North line to the Southwesterly margin
13 of Issaquah-Hobart Road No. 1384; THENCE South 33°58'30" East along said road
14 margin to the True Point of Beginning; EXCEPT the West 200 feet in width
15 thereof lying Southerly of the Easterly projection of the Northerly line of
16 Lot 2, King County Short Plat No. 980040, recorded under King County Auditor's
17 File No. 8107130511.

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
20 repairing said drainage improvement.

UTILITY EASEMENT

Leaf, Evald, et al - Parcel 2A

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

24 All that portion of Tract X described below, said portion lying adjacent to
25 and Northeasterly of a reference line lying 45 feet Southwesterly of and
26 parallel to the right of way centerline of Issaquah Hobart Road as surveyed
27 under King County Road Survey No. 3-23-6-3. ALSO, that portion of said par-
28 cel of land, said portion being within a strip of land 10 ft. wide, lying be-
29 tween Engineer's Stations 117+06 and 117+16 and Southwesterly of the above
30 described reference line. ALL Engineer's Stations are on said right-of-way
31 centerline.

32 Containing an area of 7,870 sq. ft., or 0.1806 acre, more or less.

33 That portion of the South 1/2 of the SE 1/4 of the NE 1/4 of Section 22,
Township 23 North, Range 6 East, W. M., King County, Washington, and the NE
1/4 of the SE 1/4 of said Section 22, described as follows:

Beginning at the East 1/4 corner of said Section 22; THENCE South 2°16'37"
West, along the East line of said Section to the Southwesterly margin of
Issaquah Hobart Road No. 1384; THENCE North 33°58'30" West along said road
margin 840 feet to the True Point of Beginning; THENCE South 63°45'00" West to
the West line of the NE 1/4 of the SE 1/4 of said Section 22; THENCE Northerly
along said West line and along the West line of the SE 1/4 of the NE 1/4 of
said Section 22 to the North line of the South 1/2 of said SE 1/4 of the NE
1/4; THENCE Easterly along said North line to the Southwesterly margin of
Issaquah Hobart Road No. 1384; THENCE South 33°58'30" East along said road
margin to the True Point of Beginning;
EXCEPT the West 200 feet in width thereof lying Southerly of the Easterly
projection of the Northerly line of Lot 2, King County Short Plat No. 980040,
recorded under King County Auditor's File No. 8107130511.

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.

UTILITY EASEMENT

Cannon, T. L. - Parcel 4A

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

3 All that portion of Tract X described below, said portion lying adjacent to
4 and Southeasterly of a line lying 37 feet Northwesterly of and parallel to the
right of way centerline of Issaquah-Hobart Road as surveyed under King County
Road Survey No. 3-23-6-3.

5 EXCEPT that portion thereof Southerly of Engineer's Station 188+00 on said
6 right of way centerline.

6 Contains an area of 665 sq. ft., or 0.0153 acre, more or less.

7 Tract X described as follows:

8 That portion of the North 1/2 of the North 1/2 of the SE 1/4 of the NW 1/4 of
9 Section 15, Township 23 North, Range 6 East, W. M., King County, Washington,
described as follows:

10 Commencing at the NE corner of said NW 1/4 of Section 15; THENCE North
11 88°15'14" West 45.15 feet; THENCE South 18°46'29" West 768.31 feet to the
12 intersection of the Issaquah Hobart Road and the Issaquah Coalfield Road,
according to the Plat of Maple Glen Estates recorded in Volume 43 of Plats,
13 Page 11 in King County, Washington; THENCE South 47°01'52" West 742.98 feet;
THENCE South 50°57'00" East 212.24 feet to the True Point of Beginning; THENCE
14 South 50°57'00" East 133.97 feet to the Northwesterly margin of Issaquah
Hobart Road; THENCE Southwesterly along said margin 173.07 feet, more or less,
15 to the South line of said North 1/2 of the North 1/2; THENCE North 89°07'26"
West to the centerline of Tiger Creek (Fifteen Mile Creek); THENCE Northwest-
16 erly along said creek to a point which bears South 47°01'52" West from the
True Point of Beginning; THENCE North 47°01'52" East 245 feet, more or less,
to the point of beginning.

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

TEMPORARY CONSTRUCTION EASEMENT

Oftedahl, Steven - Parcel 7C

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

23 A portion of Tract X as described below, said portion being a strip of land 15
24 feet wide, lying adjacent to and Southerly and Westerly of the following
described line:

25 Beginning at point 30 feet Southeasterly and opposite Engineer's Station PC
26 10+95, said station being on the right-of-way centerline of Southeast May
Valley Road as surveyed under King County Road Survey No. 3-23-6-3; THENCE
27 along an arc of a curve to the right having a radius of 145 feet, the center
of which bears South 42°25'24" East, a distance of 128.66 feet through a
28 central angle of 50°50'16" to a point of compound curvature; THENCE along a
curve to the right having a radius of 50 feet a distance of 87.94 feet,
29 through a central angle of 100°46'19" to terminus point, said point being 30
feet Northwesterly of and opposite Engineer's Station 192+78.50. Said station
30 is on the right-of-way centerline of Issaquah Hobart Road as surveyed under
King County Road Survey No. 3-23-6-3.

31 Containing an area of 2,770 sq. ft., or 0.064 acre, more or less.

1 Oftedahl, Steven - Parcel 7C (Continued)

2 Tract X described as follows:

3 That portion of the NE 1/4 of the NW 1/4 of Section 15, Township 23 North,
4 Range 6 East, W. M., in King County, Washington, described as follows:

5 Beginning at the North 1/4 corner of said Section 15; THENCE North 88°15'14"
6 West 45.15 feet; THENCE South 18°46'29" West 768.31 feet to the True Point of
7 Beginning at the intersection of the Issaquah Hobart Road and the Issaquah
8 Coalfield Road; THENCE South 47°01'52" West 444.38 feet; THENCE South
9 50°57'00" East 30.25 feet to the Southeasterly line of said Issaquah Coalfield
10 Road; THENCE South 48°27'36" East 197.38 feet; THENCE North 18°46'29" East to
11 the True Point of Beginning;

12 EXCEPT those portions thereof lying within the Issaquah Coalfield Road and
13 lying within the Issaquah Hobart Road.

14 DRAINAGE EASEMENT

15 Hunter, Ralph - Parcel 8

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

19 A strip of land at the Westerly portion of Tract X described below, said strip
20 lying adjacent to a line 30 feet Easterly of and parallel to the right-of-way
21 centerline of Issaquah Hobart Road as surveyed under King County Survey No.
22 3-23-6-3.

23 Beginning with a zero width opposite Engineer's Station 191+00; THENCE
24 Northerly increasing in width to 14 feet opposite Engineer's Station 191+50;
25 THENCE Northerly continuing with the same width of 14 feet to the Northerly
26 boundary of said parcel of land.

27 All Engineer's Stations are on said right-of-way centerline of Issaquah Hobart
28 Road. All distances are measured at right angles from said centerline.

29 Contains an area of 750 sq. ft., or 0.0173 acre, M/L.

30 Tract X described as follows:

31 Lot 3 of King County Short Plat No. R-180063, as recorded under Auditor's File
32 No. 8108280810, said Short Plat being a subdivision of a portion of the East
33 half of the Northwest 1/4 of Section 15, Township 23 North, Range 6 East, W.
M., in King County, Washington.

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

Hunter, Ralph - Parcel 8A

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:

Hunter, Ralph - Parcel 8 (Continued)

1 That portion of Tract X described below, said portion lying adjacent to and
2 Northwesterly of a line lying 37 feet Southeasterly of and parallel to the
right-of-way centerline of Issaquah Hobart Road as surveyed under King County
Road Survey No. 3-23-6-3.

3 EXCEPT that portion thereof Southerly of Engineer's Station 188+00 on said
right-of-way centerline.

4 Containing an area of 2,650 square feet, or 0.0608 acre, more or less.

5 Tract X described as follows:

6 Lot 3 of King County Short Plat No. R-180063, as recorded under Auditor's File
7 No. 8108280810, said Short Plat being a subdivision of a portion of the East
8 half of the Northwest 1/4 of Section 15, Township 23 North, Range 6 East, W.
M., in King County, Washington.

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

SLOPE EASEMENT

Greenfield, Gerry - Parcel 9

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

13 The Westerly portion of Tract X as described below, said portion being bounded
14 on the East by the following described line:

Line Description:

15 Beginning at a point 30 feet opposite Engineer's Station 192+50; THENCE
16 Northerly to a terminus point 36 feet opposite Engineer's Station 193+00;

17 Engineer's Stations are on right of way centerline of Issaquah Hobart Road as
18 surveyed under King County Road Survey No. 3-23-6-3. All distances are
19 measured at right angles from said centerline.

20 Containing an area of 70 sq. ft., or 0.0016 acre, more or less.

21 Tract X described as follows:

22 Parcel A: The North 100 feet of the following described property:

23 Beginning at the SE corner of the SE 1/4 of the NE 1/4 of the NW 1/4 of
24 Section 15, Township 23 North, Range 6 East, W. M., in King County,
Washington; THENCE North 03°51'00" East along the Easterly line thereof 203.80
25 feet; THENCE North 88°42'00" West 342.25 feet to the Easterly margin of County
Road; THENCE South 20°15'00" West 214.60 feet; THENCE South 88°26'20" East
404.33 feet to the True Point of Beginning.

26 Parcel B: An easement for ingress and egress over the following described
27 property:

28 The South 20.00 feet of the North 110.00 feet of the following described
29 property:

Greenfield, Gerry - Parcel 9 (Continued)

Beginning at the SE corner of the SE 1/4 of the NE 1/4 of the NW 1/4 of Section 15, Township 23 North, Range 6 East, W. M., in King County, Washington; THENCE North 03°51'00" East along the Easterly line thereof 203.80 feet; THENCE North 88°42'00" West 342.25 feet to the Easterly margin of County Road; THENCE South 20°15'00" West 214.60 feet; THENCE South 88°26'20" East 404.33 feet to the True Point of Beginning;
EXCEPT any portion of said easement within above described Parcel "A."

DRAINAGE EASEMENT

Greenfield, Gerry - Parcel 9A

A right of way easement for a drainage facility over, through, across and under that property described as follows:

The Westerly portion of Tract X described below, said portion being a strip of land described as follows:

Beginning with a width of 14 feet at the Southerly boundary of said parcel of land; THENCE Northerly continuing with a width of 14 feet opposite Engineer's Station 192+10; THENCE Northerly decreasing in width to 12 feet opposite Engineer's Station 192+20; THENCE Northerly decreasing to zero width opposite Engineer's Station 192+50;

Said Engineer's Stations are on right of way centerline of Issaquah Hobart Road as surveyed under King County Road Survey No. 3-23-6-3. All distances are measured at right angles from said centerline.

Containing an area of 870 square feet, or 0.019972 acre, more or less.

Tract X described as follows:

The North 100 feet of the following described property:

Beginning at the SE corner of the SE 1/4 of the NE 1/4 of the NW 1/4 of Section 15, Township 23 North, Range 6 East, W. M., in King County, Washington; THENCE North 03°51' East along the Easterly line thereof 203.80 feet; THENCE North 88°42' West 342.25 feet to the Easterly margin of County Road; THENCE South 20°15' West 214.60 feet; THENCE South 88°26'20" East 404.33 feet to the True 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 improvement.

UTILITY EASEMENT

Greenfield, Gerry - Parcel 9B

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, said portion lying adjacent to and Northwesterly of a line lying 37 feet Southeasterly of and parallel to the right of way centerline of Issaquah Hobart Road as surveyed under King County Road Survey No. 3-23-6-3.

Contains an area of 755 square feet or, 0.0173 acre, more or less.

Greenfield, Gerry - Parcel 9B (Continued)

1 Tract X described as follows:

2 Parcel A: The North 100 feet of the following described property:

3 Beginning at the SE corner of the SE 1/4 of the NE 1/4 of the NW 1/4 of
4 Section 15, Township 23 North, Range 6 East, W. M., in King County,
5 Washington; THENCE North 03°51' East along the Easterly line thereof 203.80
6 feet; THENCE North 88°42' West 342.25 feet to the Easterly margin of County
7 Road; THENCE South 20°15' West 214.60 feet; THENCE South 88°26'20" East 404.33
8 feet to the True Point of Beginning.

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

SLOPE EASEMENT

12 Snodderly, F. L. and D. M. - Parcel 10

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

15 The Westerly portion of Tract X described below, said portion being bounded on
16 the East by the following described line:

17 Beginning at a point 30 feet opposite Engineer's Station 192+50;
18 THENCE Northerly to a point 36 feet opposite Engineer's Station 193+00;
19 THENCE Northerly to a terminus point 37 feet opposite Engineer's Station
20 194+00;

21 All Engineer's Stations are on right of way centerline of Issaquah Hobart Road
22 as surveyed under King County Road Survey No. 3-23-6-3. All distances are
23 measured at right angles from said centerline.

24 Contains an area of 720 sq. ft., or 0.017 acre, more or less.

25 Tract X described as follows:

26 That portion of the NW 1/4 of the NE 1/4 and of the NE 1/4 of the NW 1/4, all
27 in Section 15, Township 23 North, Range 6 East, W. M., King County,
28 Washington, described as follows:

29 Beginning at the North 1/4 corner of said Section 15; THENCE South 3°51'00"
30 West, along the North and South centerline of said Section 401.16 feet; THENCE
31 South 62°20'00" East 154.55 feet; THENCE South 43°19'00" East 304.58 feet;
32 THENCE South 27°09'30" East 212.74 feet to the True Point of Beginning of the
33 tract herein described; THENCE continuing South 27°09'30" East 250.25 feet;
THENCE North 88°42'00" West 945.89 feet to the Easterly margin of county road;
THENCE North 20°15'00" East, along said road, 232.72 feet; THENCE South
88°42'00" East 761.40 feet to the True Point of Beginning;
EXCEPT that portion lying Easterly of the centerline of the Pacific Northwest
Pipeline Corporation right of way as described in King County Auditor's File
No. 4681206.

DRAINAGE EASEMENT

9592

Snodderly, F. L. - Parcel 10A

1 A right of way easement for a drainage facility over, through, across and
2 under that property described as follows:

3 A strip of land described below, said strip being a portion of the parcel of
4 land described as Tract X and lying adjacent to and Easterly of the Easterly
5 right-of-way line of Issaquah Hobart Road.

6 Beginning with a width of 20 feet opposite Engineer's Station 193+80;
7 THENCE Northerly continuing with the same width to Engineer's Station 194+00;
8 THENCE Northerly decreasing to zero width at Engineer's Station 194+75.

9 Containing an area of 1,150 square feet, or 0.026 acre, more or less.

10 Tract X described as follows:

11 That portion of the NW 1/4 of the NE 1/4 and of the NE 1/4 of the NW 1/4, all
12 in Section 15, Township 23 North, Range 6 East, W. M., King County,
13 Washington, described as follows:

14 Beginning at the North 1/4 corner of said Section 15; THENCE South 3°51'00"
15 West, along the North and South centerline of said Section 401.16 feet; THENCE
16 South 62°20'00" East 154.55 feet; THENCE South 43°19'00" East 304.58 feet;
17 THENCE South 27°09'30" East 212.74 feet to the True Point of Beginning of the
18 tract herein described; THENCE continuing South 27°09'30" East 250.25 feet;
19 THENCE North 88°42'00" West 945.89 feet to the Easterly margin of county road;
20 THENCE North 20°15'00" East, along said road, 232.72 feet; THENCE South
21 88°42'00" East 761.40 feet to the True Point of Beginning;
22 EXCEPT that portion lying Easterly of the centerline of the Pacific Northwest
23 Pipeline Corporation right of way as described in King County Auditor's File
24 No. 4681206.

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

28 UTILITY EASEMENT

29 Snodderly, F. L. - Parcel 10B

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

33 That portion of Tract X described below, said portion lying adjacent to and
Northwesterly of a line lying 37 feet Southeasterly of and parallel to the
right of way centerline of Issaquah Hobart Road as surveyed under King County
Road Survey No. 3-23-6-3.

Contains an area of 1,625 square feet or, 0.0373 acre, more or less.

Tract X described as follows:

That portion of the NW 1/4 of the NE 1/4 and of the NE 1/4 of the NW 1/4, all
in Section 15, Township 23 North, Range 6 East, W. M., King County,
Washington, described as follows:

Snodderly, F. L. - Parcel 10B (Continued)

1 Beginning at the North 1/4 corner of said Section 15; THENCE South 3°51'00"
 2 West, along the North and South centerline of said Section 401.16 feet; THENCE
 3 South 62°20'00" East 154.55 feet; THENCE South 43°19'00" East 304.58 feet;
 4 THENCE South 27°09'30" East 212.74 feet to the True Point of Beginning of the
 5 tract herein described; THENCE continuing South 27°09'30" East 250.25 feet;
 6 THENCE North 88°42'00" West 945.89 feet to the Easterly margin of county road;
 7 THENCE North 20°15'00" East, along said road, 232.72 feet; THENCE South
 8 88°42'00" East 761.40 feet to the True Point of Beginning;
 9 EXCEPT that portion lying Easterly of the centerline of the Pacific Northwest
 10 Pipeline Corporation right of way as described in King County Auditor's File
 11 No. 4681206.

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

TEMPORARY CONSTRUCTION EASEMENT

Snodderly, Fair - Parcel 10D

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

18 That portion of Tract X being a strip of land of varying widths as follows:

19 Bounded on the West by the Easterly right of way line of Issaquah Hobart Road
 20 and on the East by the following described line:

21 Beginning at a point 30 feet Easterly of and opposite Engineer's Station
 22 193+90; THENCE Northeasterly to a point 75 feet Easterly of and opposite
 23 Engineer's Station 194+04; THENCE Northerly to a point on the Westerly or
 24 inner edge of the existing asphalt driveway, said point being 78 feet Easterly
 25 of and opposite Engineer's Station 194+50; THENCE Northwesterly along said
 26 edge of the driveway to a terminus point, said point being 30 feet Easterly of
 27 and opposite Engineer's Station 194+92. All Engineer's Stations are on the
 28 right-of-way centerline of Issaquah Hobart Road as surveyed under King County
 29 Road Survey No. 3-23-6-3.

30 Containing an area of 10,200 sq. ft., or 0.234 acre, more or less.

31 Tract X described as follows:

32 That portion of the NW 1/4 of the NE 1/4 and of the NE 1/4 of the NW 1/4 all
 33 in Section 15, Township 23 North, Range 6 East, in King County, Washington,
 described as follows:

34 Beginning at the North 1/4 corner of said Section 15; THENCE South 3°51'00"
 35 West, along the North and South centerline of said Section 401.16 feet;
 36 THENCE South 62°20'00" East 154.55 feet; THENCE South 43°19'00" East 304.58
 37 feet; THENCE South 27°09'30" East 212.74 feet to the True Point of Beginning
 38 of the tract herein described; THENCE continuing South 27°09'30" East 250.25
 39 feet; THENCE North 88°42'00" West 945.89 feet to the Easterly margin of County
 40 road; THENCE North 20°15'00" East, along said road 232.72 feet; THENCE South
 41 88°42'00" East 761.40 feet to the True Point of Beginning;

42 EXCEPT that portion lying Easterly of the centerline of the Pacific Northwest
 43 Pipeline Corporation right-of-way as described in King County Auditor's File
 No. 4681206.

DRAINAGE EASEMENT

Hayes, James - Parcel 12

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

2 That portion of Tract X described below, said portion lying adjacent to and
Northeasterly of the following described line lying Northwesterly of the right
3 of way centerline of Issaquah Hobart Road as surveyed under King County Road
Survey No. 3-23-6-3.

4 Beginning at a point 34 feet opposite Engineer's Station 122+00; THENCE
5 Northerly to a terminus point 30 feet opposite Engineer's Station 122+50;
6 both stations are on said right of way centerline of Issaquah Hobart Road.
All distances are measured at right angles from said centerline.

7 Containing an area of 80 square feet, or 0.0018 acre, more or less.

8 Tract X described as follows:

9 The South 280 feet of the North 1/2 of the SE 1/4 of the NE 1/4 of Section 22,
Township 23 North, Range 6 East W. M., in King County, Washington;
10 EXCEPT that portion lying Easterly of Hobart Issaquah Road conveyed to King
County, Washington by Deed recorded under Auditor's File No. 2561610.

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 facility.

UTILITY EASEMENT

Snodderly, Leon - Parcels 13 and 14

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, said portion lying adjacent to
and Northwesterly of a line lying 37 feet Southeasterly of and parallel to the
18 right of way centerline of Issaquah Hobart Road as surveyed under King County
Road Survey No. 3-23-6-3.

19 Contains an area of 1,625 square feet or, 0.04 acre, more or less.

20 Tract X described as follows:

21 That portion of the NW 1/4 of the NE 1/4 and of the NE 1/4 of the NW 1/4, all
22 in Section 15, Township 23 North, Range 6 East, W. M., King County,
Washington, described as follows:

23 Beginning at the North 1/4 corner of said Section 15; THENCE South 3°51'00"
West, along the North and South centerline of said Section 401.16 feet;
24 THENCE South 62°20'00" East 154.55 feet; THENCE South 43°19'00" East 262.19
feet to the True Point of Beginning of the tract herein described; THENCE con-
25 tinuing South 43°19'00" East 42.39 feet; THENCE South 27°09'30" East 212.74
feet; THENCE North 88°42'00" West 761.40 feet to the Easterly margin of County
26 Road as it existed March 27, 1948; THENCE North 20°16'00" East, along said
Easterly margin, 232.72 feet; THENCE South 88°42'00" East 541.42 feet to the
27 True Point of Beginning;

28 EXCEPT that portion lying Easterly of the centerline of the Pacific Northwest
Pipeline Corporation right-of-way as described in King County Auditor's File
No. 4681206;

29 AND EXCEPT that portion conveyed for Southeast 132nd Street extension by Deed
recorded under King County Auditor's File No. 5329322.

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