



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

September 29, 2009

Ordinance 16674

Proposed No. 2009-0463.2

Sponsors Lambert

1 AN ORDINANCE authorizing the condemnation of certain
2 property for road improvements for N.E. Novelty Hill
3 Road, Phase 1 Improvements, Right-of-Way Number 9-
4 2005-007, Capital Improvement Project Number 100992,
5 within council district 3.

6

7 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

8 **SECTION 1. Findings:**

9 A. The King County council, on November 26, 1991, by Ordinance 10182, did
10 adopt the annual budget and program and did provide therein for a transportation
11 program in 1992. A budget proviso instructed the King County executive to submit a
12 supplemental budget request by April 1, 1992, to appropriate funds for preliminary
13 engineering and environmental impact studies. And on June 15, 1992, the King County
14 council, by Ordinance 10424, approved the supplemental budget. The King County
15 council, on November 19, 2001, by Ordinance 14265, did adopt the annual budget and
16 program for 2002 and appropriated funds for the acquisition of right of way for the N.E.
17 Novelty Hill Road project.

18 B. The capital budget and program provides for the acquisition of land necessary
19 for the improvement of N.E. Novelty Hill Road, Phase 1, Right-of-Way Number 9-2005-
20 007, CIP Number 100992. Acquisition of such land is required to construct and rebuild
21 196th Avenue N.E./195th Avenue N.E. with two lanes and full shoulders, extending from
22 N.E. Novelty Hill Road to N.E. Union Hill Road; widening N.E. Union Hill Road to four
23 lanes, extending from 196th Avenue N.E. west to the city of Redmond boundary,
24 tapering to two lanes to the vicinity of 192nd Avenue N.E.; constructing a new bridge
25 over Evans Creek on N.E. Union Hill Road; re-aligning Lower Stensland Creek at 95th
26 Street N.E.; installing two storm water treatment facilities; and providing habitat
27 mitigation.

28 C. In order to acquire the property and property rights required to improve N.E.
29 Novelty Hill Road, Phase 1, it is necessary for King County to condemn the land and
30 property rights and rights in property for road purposes of parcel numbers 28, 30, 200,
31 202, 204, 210, 309 and 312 as more particularly set forth.

32 D. The King County council finds that public health, safety, necessity and
33 convenience demand that N.E. Novelty Hill Road, Phase 1, be improved within King
34 County in accordance with the capital budget and program, and that those certain
35 properties, property rights and rights in property of parcel numbers 28, 30, 200, 202, 204,
36 210, 309 and 312 be condemned, appropriated, taken and damaged for the purposes
37 herein described.

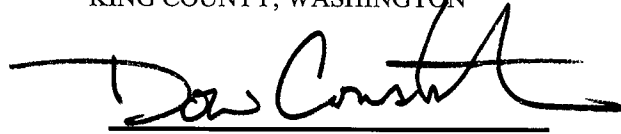
38 SECTION 2. The King County council has deemed it necessary and in the best
39 interest of the citizens of King County that the lands described in Attachments A and B to
40 this ordinance be condemned, appropriated, taken and damaged for the purposes of the

41 above-described improvements of N.E. Novelty Hill Road, Phase 1, Right-of-Way
42 Number 9-2005-007, CIP number 100992, subject to the making or paying of just
43 compensation to the owners herein in the manner provided by law.
44

Ordinance 16674 was introduced on 8/17/2009 and passed by the Metropolitan King County Council on 9/28/2009, by the following vote:

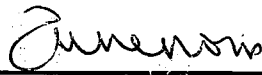
Yes: 9 - Mr. Constantine, Mr. Ferguson, Ms. Hague, Ms. Lambert, Mr. von Reichbauer, Mr. Gossett, Mr. Phillips, Ms. Patterson and Mr. Dunn
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Dow Constantine, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 8th day of October, 2009.



Kurt Triplett, County Executive

Attachments

A. Index Eight Referenced Parcels for Condemnation and their Associated Conveyance Documents (Revised 9-9-09), B. Legal Descriptions Eight Referenced Parcels for Condemnation and their Associated Conveyance Documents (Revised 9-9-09)

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CLERK
KING COUNTY COUNCIL

RECEIVED

ATTACHMENT A – INDEX (Revised 9/9/09)

**EIGHT REFERENCED PARCELS FOR CONDEMNATION
AND THEIR ASSOCIATED CONVEYANCE DOCUMENTS**

TO THE PROPOSED ORDINANCE FOR CONDEMNATION OF CERTAIN PROPERTIES
FOR N.E. NOVELTY HILL ROAD, PHASE 1 IMPROVEMENTS
RIGHT OF WAY NUMBER 9-2005-007,
CAPITAL IMPROVEMENT PROJECT NUMBER 100992

- 1) **PARCEL 28, Tax Parcel 062506-9047**
 - a. **Warranty Deed for a Portion of the Parcel**
 - b. **Slope and Utility Easement**
 - c. **Agreement to Reconstruct Driveway**

- 2) **PARCEL 30, Tax Parcel 081840-0060**
 - a. **Warranty Deed for a Portion of the Parcel**
 - b. **Wall and Utility Easement**

- 3) **PARCEL 200, Tax Parcel 052506-9120**
 - a. **Warranty Deed for a Portion of the Parcel**
 - b. **Slope and Utility Easement**
 - c. **Agreement to Reconstruct Driveway**

- 4) **PARCEL 312, Tax Parcel 052506-9119**
 - a. **Warranty Deed for a Portion of the Parcel**
 - b. **Slope and Utility Easement**
 - c. **Agreement to Reconstruct Driveway No. 1**
 - d. **Agreement to Reconstruct Driveway No. 2**

- 5) **PARCEL 202, Tax Parcel 052506-9141**
 - a. **Warranty Deed for a Portion of the Parcel**
 - b. **Quit Claim Deed for a Portion adjacent to the Parcel**
 - c. **Slope and Utility Easement**

- 6) **PARCEL 204, Tax Parcel 052506-9071**
 - a. **Warranty Deed for a Portion of the Parcel**
 - b. **Quit Claim Deed for a Portion adjacent to the Parcel**
 - c. **Slope and Utility Easement**
 - d. **Agreement to Reconstruct Driveway**

- 7) **PARCEL 210, Tax Parcel 052506-9035**
 - a. **Warranty Deed for a Portion of the Parcel**
 - b. **Slope and Utility Easement**
 - c. **Agreement to Reconstruct Driveway No. 1**
 - d. **Agreement to Reconstruct Driveway No. 2**

- 8) **PARCEL 309, Tax Parcel 082506-9050**
 - a. **Warranty Deed for a Portion of the Parcel**
 - b. **Slope and Utility Easement**

ATTACHMENT B – LEGAL DESCRIPTIONS (Revised 9/9/09)

**EIGHT REFERENCED PARCELS FOR CONDEMNATION
AND THEIR ASSOCIATED CONVEYANCE DOCUMENTS**

TO THE PROPOSED ORDINANCE FOR CONDEMNATION OF CERTAIN PROPERTIES
FOR N.E. NOVELTY HILL ROAD, PHASE 1 IMPROVEMENTS
RIGHT OF WAY NUMBER 9-2005-007,
CAPITAL IMPROVEMENT PROJECT NUMBER 100992

- 1) **PARCEL 28, Tax Parcel 062506-9047, Right of Way Number 9-2005-007
Owner: E. KENNETH SLOTTEN**

Legal Description for Entire Parcel:

The east 872 feet measured along the north line of said section of the following described parcel of land:

Beginning at the northeast corner of Section 6, Township 25 North, Range 6 East, W.M., in King County, Washington;

thence south to County Road;

thence northwesterly along said county road to the north line of said section;

thence east along said north line to the point of beginning.

With rights condemned from Parcel 28 as follows:

a. Warranty Deed for a Portion of Parcel 28

That portion of the above-described parcel as follows:

Commencing at the southeast corner of said above-described parcel, said point being 42.0 feet left of Northeast Novelty Hill Road right-of-way centerline Engineer's Station 45+15.4 as established by King County Survey No. 6-25-06-09;

thence northwesterly on the south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Novelty Hill Road, on a 958.0 foot radius curve to the right, to a point 42.0 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 43+59.3, said point being the Point of Beginning;

thence continuing northwesterly on said south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Novelty Hill Road, on the aforementioned 958.0 foot radius tangent curve to the right, to a point 42.0 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 42+57.0;

thence southwesterly on said south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Novelty Hill Road, to a point 30.0 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 42+57.0;

thence northwesterly on said south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Novelty Hill Road, to a point 30.0

feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 37+62.6;
 thence continuing northwesterly on said south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Novelty Hill Road, on a 1630.0 foot radius tangent curve to the left, to a point 30.0 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 37+01.0;
 thence continuing northwesterly on said south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Novelty Hill Road, to the southwest corner of said above-described parcel, said point being 38.4 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 35+92.3;
 thence northerly on the west line of said above-described parcel to a point 48.8 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 35+89.7;
 thence southeasterly to a point 40.0 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 37+01.0;
 thence easterly to a point 61.8 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 38+50.0;
 thence continuing easterly to a point 142.6 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 41+77.2;
 thence southeasterly to a point 140.4 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 42+15.1;
 thence southeasterly to the Point of Beginning.
 Containing 39,626 square feet, more or less.

b. Slope and Utility Easement on Parcel 28

That portion of the above-described parcel as follows:
 Beginning at the southeast corner of said above-described parcel, said point being 42.0 feet left of Northeast Novelty Hill Road right-of-way centerline Engineer's Station 45+15.4 as shown on King County Survey No. 6-25-06-09;
 thence westerly on the south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Novelty Hill Road, on a 958.0 foot radius curve to the right, to a point 42.0 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 43+59.3;
 thence northwesterly to a point 49.0 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 43+50.3;
 thence southeasterly on a line parallel with said south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Novelty Hill Road, on a 951.0 foot radius non-tangent curve to the left, to a point on the east line of said above-described parcel, said point being 49.0 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 45+14.7;
 thence south on said east line of said above-described parcel to the Point of Beginning.
 Containing 1,071 square feet, more or less.

c. Agreement to Reconstruct Driveways on Parcel 28

That portion of the above-described parcel as follows:

Beginning at the southeast corner of said above-described parcel, said point being 42.0 feet left of Northeast Novelty Hill Road right of way centerline, Engineer's Station 45+15.4 as shown on King County Survey No. 6-25-06-09;
 thence westerly on the south line of said above-described parcel, said south line being also the north right of way line of said Northeast Novelty Hill Road, on a 958.0 foot radius curve to the right, to a point 42.0 feet left of said Northeast Novelty Hill Road right of way centerline, Engineer's Station 44+20.3;
 thence northerly to a point 49.0 feet left of right of way centerline, Engineer's Station 44+20.3;
 thence westerly on a line parallel with said south line of said Northeast Novelty Hill Road, on a 951.0 foot radius curve to the right, to a point 49.0 feet left of said Northeast Novelty Hill Road right of way centerline, Engineer's Station 43+50.3;
 thence northwesterly to a point 82.0 feet left of said Northeast Novelty Hill Road right of way centerline, Engineer's Station 43+04.8;
 thence southeasterly on a line parallel with said south line of said above-described parcel, said south line being also the north right of way line of said Northeast Novelty Hill Road, on a 918.0 foot radius non-tangent curve to the left, to a point on the east line of said above-described parcel, said point being 82.0 feet left of said Northeast Novelty Hill Road right of way centerline, Engineer's Station 45+11.1;
 thence south on said east line of said above-described parcel to the Point of Beginning Containing 6,330 square feet, more or less

2) **Parcel 30, Tax Parcel No. 081840-0060, Right of Way Number 9-2005-007**
Owner: MARION L. BAILEY, JR. and DARLYNN J. BAILEY

Legal Description for Entire Parcel:

Lot 6, Birchwood Meadow, according to the plat thereof, recorded in Volume 156 of Plats, pages 65 through 68, inclusive, in King County, Washington.

With rights condemned from Parcel 30 as follows:

a. Warranty Deed for a Portion of Parcel 30

That portion of the above-described parcel as follows:

Beginning at the southeast corner of said above-described parcel, said point being 50.0 feet left of Northeast Novelty Hill Road right-of-way centerline Engineer's Station 47+14.9 as shown on King County Survey No. 6-25-06-09;
 thence west on the south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Novelty Hill Road, on a 950.0 foot radius curve to the right, to the southwest corner of said above-described parcel, said point being 50.0 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 45+16.1;
 thence north on the west line of said above-described parcel to a point 65.0 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 45+14.1;
 thence east on a line parallel with said south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Novelty Hill Road, on

a 935.0 foot radius non-tangent curve to the left, to a point on the east line of said above-described parcel, said point being 65.0 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 47+16.6;
thence south on said east line of said above-described parcel to the Point of Beginning.
Containing 2,836 square feet, more or less.

b. Wall and Utility Easement on Parcel 30

That portion of the above-described parcel as follows:

Commencing at the southeast corner of said above-described parcel, said point being 50.0 feet left of Northeast Novelty Hill Road right-of-way centerline Engineer's Station 47+14.9 as shown on King County Survey No. 6-25-06-09;
thence north on the east line of said above-described parcel to a point 65.0 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 47+16.6, said point being the Point of Beginning;
thence west on a line parallel with the south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Novelty Hill Road, on a 935.0 foot radius non-tangent curve to the right, to a point on the west line of said above-described parcel, said point being 65.0 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 45+14.1;
thence north on said west line of said above-described parcel to a point 71.0 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 45+13.2;
thence east on a line parallel with said south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Novelty Hill Road, on a 929.0 foot radius non-tangent curve to the left, to a point on said east line of said above-described parcel, said point being 71.0 feet left of said Northeast Novelty Hill Road right-of-way centerline Engineer's Station 47+17.2;
thence south on said east line of said above-described parcel to the Point of Beginning.
Containing 1,137 square feet, more or less.

**3) Parcel 200, Tax Parcel No. 052506-9120, Right of Way Number 9-2005-007
Owner: GREGORY K. EWING and SUSAN R. EWING**

Legal Description for Entire Parcel:

Lots C and D of King County Lot Line Adjustment No. 8602022, recorded under Recording Number 8605281031, being a portion of Lots 2 and 3 of King County Short Plat No. 578065, recorded under Recording Number 8004290635, being a revision of Recording Number 7911090800, in the southwest quarter of the southwest quarter of Section 5, Township 25 North, Range 6 East, W.M., in King County, Washington.

With rights condemned from Parcel 200 as follows:

a. Warranty Deed for a Portion of Parcel 200

That portion of the above-described parcel as follows:

Beginning at the southwest corner of said above-described parcel, said point being 30.0 feet right of 196th Avenue Northeast right-of-way centerline Engineer's Station 11+80.0 as shown on King County Survey No. 6-25-06-09;
 thence north on the west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to the northwest corner of said above-described parcel, said point being 30.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 13+32.5;
 thence east on the north line of said above-described parcel to a point 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 13+32.4;
 thence south on a line parallel with said west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point on the south line of said above-described parcel, said point being 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 11+80.0;
 thence west on said south line of said above-described parcel to the Point of Beginning. Containing 1,830 square feet, more or less.

b. Slope and Utility Easement on Parcel 200

That portion of the above-described parcel as follows:

Commencing at the southwest corner of said above-described parcel, said point being 30.0 feet right of 196th Avenue Northeast right-of-way centerline Engineer's Station 11+80.0 as shown on King County Survey No. 6-25-06-09;
 thence east on the south line of said above-described parcel to a point 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 11+80.0, said point being the Point of Beginning;
 thence north on a line parallel with the west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point on the north line of said above-described parcel, said point being 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 13+32.4;
 thence east on said north line of said above-described parcel to a point 47.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 13+32.4;
 thence south on a line parallel with said west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point on said south line of said above-described parcel, said point being 47.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 11+79.9;
 thence west on said south line of said above-described parcel to the Point of Beginning. Containing 762 square feet, more or less.

c. Agreement to Reconstruct Driveway on Parcel 200

That portion of the above-described parcel as follows:

Commencing at the southwest corner of said above-described parcel, said point being 30.0 feet right of 196th Avenue Northeast right-of-way centerline Engineer's Station 11+80.0 as shown on King County Survey No. 6-25-06-09;
 thence east on the south line of said above-described parcel to a point 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 11+80.0;
 thence north on a line parallel with the west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point 42.0

feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 12+23.0, said point being the Point of Beginning;
 thence continuing north on said line parallel with said west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 12+68.0;
 thence east to a point 100.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 12+68.0;
 thence south on a line parallel with said west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point 100.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 12+23.0;
 thence west to the Point of Beginning.
 Containing 2,610 square feet, more or less.

4) **Parcel 312, Tax Parcel No. 052506-9119, Right of Way Number 9-2005-007**
Owner: GREGORY K. EWING and SUSAN R. EWING

Legal Description for Entire Parcel:

Lots C and D of King County Lot Line Adjustment No. 8602022, recorded under Recording Number 8605281031, being a portion of Lots 2 and 3 of King County Short Plat No. 578065, recorded under Recording Number 8004290635, being a revision of Recording Number 7911090800, in the southwest quarter of the southwest quarter of Section 5, Township 25 North, Range 6 East, W.M., in King County, Washington.

With rights condemned from Parcel 312 as follows:

a. Warranty Deed for a Portion of Parcel 312

That portion of the above-described parcel as follows:
 Beginning at the southwest corner of said above-described parcel, said point being 30.0 feet left of Northeast Union Hill Road right-of-way centerline Engineer's Station 30+30.0 and also 30.0 feet right of 196th Avenue Northeast right-of-way centerline Engineer's Station 10+30.0 as shown on King County Survey No. 6-25-06-09;
 thence north on the west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point on the north line of said above-described parcel, said point being 30.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 11+80.0;
 thence east on said north line of said above-described parcel to a point 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 11+80.0;
 thence south on a line parallel with said west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 11+57.6;
 thence southeasterly to a point 50.3 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 11+28.5;

thence southeasterly, on a 136.0 foot radius tangent curve to the left, to a point on the south line of said above-described parcel, said south line being also the northerly right-of-way line of said Northeast Union Hill Road, said point being 30.0 left of said Northeast Union Hill Road right-of-way centerline Engineer's Station 31+80.9;
 thence west on said south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Union Hill Road, to the Point of Beginning. Containing 6,117 square feet, more or less.

b. *Slope and Utility Easement on Parcel 312*

That portion of the above-described parcel as follows:

Commencing at the northwest corner of said above-described parcel, said point being 30.0 feet right of 196th Avenue Northeast right-of-way centerline Engineer's Station 11+80.0 as shown on King County Survey No. 6-25-06-09;
 thence east on the north line of said above-described parcel to a point 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 11+80.0, said point being the Point of Beginning;
 thence continuing east on said north line of said above-described parcel to a point 43.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 11+80.0;
 thence south on a line parallel with said west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point 43.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 11+57.7;
 thence southeasterly to a point 51.2 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 11+28.8;
 thence southeasterly on a 135.0 foot radius tangent curve to the left to a point 40.0 left of Northeast Union Hill Road right-of-way centerline Engineer's Station 31+32.4 as shown on King County Survey No. 6-25-06-09;
 thence east on a line parallel with the south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Union Hill Road, to a point on the east line of said above-described parcel, said point being 40.0 left of said Northeast Union Hill Road right-of-way centerline Engineer's Station 33+29.7;
 thence south on said east line of said above-described parcel to the southeast corner of said above-described parcel, said point being 30.0 left of said Northeast Union Hill Road right-of-way centerline Engineer's Station 33+29.7;
 thence west on said south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Union Hill Road, to a point 30.0 left of said Northeast Union Hill Road right-of-way centerline Engineer's Station 31+80.9;
 thence on a northwesterly 136.0 foot radius tangent curve to the right, said curve being concentric with the aforementioned 135.0 foot radius curve, to a point 50.3 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 11+28.5;
 thence northwesterly to a point 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 11+57.6;
 thence north on a line parallel to said west line of said above-described parcel, said west

line being also the east right-of-way line of said 196th Avenue Northeast, to the Point of Beginning.

Containing 2,009 square feet, more or less.

c. Agreement to Reconstruct Driveway No. 1 on Parcel 312

That portion of the above-described parcel as follows:

Commencing at the southwest corner of said above-described parcel, said point being 30.0 feet left of Northeast Union Hill Road right-of-way centerline Engineer's Station 30+30.0 as shown on King County Survey No. 6-25-06-09;

thence east on the south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Union Hill Road, to a point 30.0 feet left of said Northeast Union Hill Road right-of-way centerline Engineer's Station 32+13.4, said point being the Point of Beginning;

thence north to a point 58.7 feet left of said Northeast Union Hill Road right-of-way centerline Engineer's Station 32+13.4;

thence east on a line parallel with said south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Union Hill Road, to a point 58.7 feet left of said Northeast Union Hill Road right-of-way centerline Engineer's Station 32+53.4;

thence south to a point on said south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Union Hill Road, to a point 30.0 feet left of said Northeast Union Hill Road right-of-way centerline Engineer's Station 32+53.4;

thence west on said south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Union Hill Road, to the Point of Beginning. Containing 1,149 square feet, more or less.

d. Agreement to Reconstruct Driveway No. 2 on Parcel 312

That portion of the above-described parcel as follows:

Commencing at the southwest corner of said above-described parcel, said point being 30.0 feet left of Northeast Union Hill Road right-of-way centerline Engineer's Station 30+30.0 as shown on King County Survey No. 6-25-06-09;

thence east on the south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Union Hill Road, to a point 30.0 feet left of said Northeast Union Hill Road right-of-way centerline Engineer's Station 33+11.7, said point being the Point of Beginning;

thence north to a point 60.9 feet left of said Northeast Union Hill Road right-of-way centerline Engineer's Station 33+11.7;

thence east on a line parallel with said south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Union Hill Road, to a point on the east line of said above-described parcel, said point being 60.9 feet left of said Northeast Union Hill Road right-of-way centerline Engineer's Station 33+29.9;

thence south on said east line of said above-described parcel to the southeast corner of said above-described parcel, said point being on the north right-of-way line of said Northeast Union Hill Road, said point being 30.0 feet left of said Northeast Union Hill Road right-of-way centerline Engineer's Station 33+29.7;

thence west on said south line of said above-described parcel, said south line being also the north right-of-way line of said Northeast Union Hill Road right-of-way, to the Point of Beginning.

Containing 559 square feet, more or less.

**PARCELS 202 and 204, Tax Parcel Nos. 052506-9141, 052506-9071,
Right of Way Number 9-2005-007 Owner: Roy Gardner, Jr.**

One legal description is provided by Title Company for these two parcels, describing them as contiguous, and reading as follows:

The north half of the southwest quarter of the southwest quarter of the southwest quarter of Section 5, Township 25 North, Range 6 East, W.M., in King County Washington; EXCEPT the west 30 feet thereof.

**5) Parcel 202, Tax Parcel No. 052506-9141, Right of Way Number 9-2005-007
Owner: ROY GARDNER, JR.**

Individual legal descriptions for each parcel is described as follows:

The south half of the north half of the southwest quarter of the southwest quarter of the southwest quarter of Section 5, Township 25 North, Range 6 East, W.M., in King County Washington;
EXCEPT the west 30 feet thereof for County Road.

With Rights Condemned on Parcel 202 as Follows:

a. Warranty Deed for a Portion of Parcel 202

That portion of the above-described as follows:

Beginning at the southwest corner of the above-described parcel, said point being 30.0 feet right of 196th Avenue Northeast right-of-way centerline Engineer's Station 13+32.6 as shown on King County Survey No. 6-25-06-09;
thence north on the west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to the northwest corner of said above-described parcel, said point being 30.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 14+98.9;
thence east on the north line of said above-described parcel to a point 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 14+98.7;
thence south on a line parallel with said west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point on the south line of said above-described parcel, said point being 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 13+32.4;
thence west on said south line of said above-described parcel to the Point of Beginning.
Containing 1,995 square feet, more or less.

b. Quit Claim Deed for a Portion adjacent to Parcel 202

That portion adjacent to the above-described parcel as follows:

Beginning at the southwest corner of said above-described parcel, said point being 15.0 feet right of 196th Avenue Northeast right-of-way centerline Engineer's Station 13+32.6 as shown on King County Survey No. 6-25-06-09;
 thence north on the west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to the northwest corner of said above-described parcel, said point being 15.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 14+98.9;
 thence east on the north line of said above-described parcel to a point 30.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 14+98.7;
 thence south on a line parallel with said west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point on the south line of said above-described parcel, said point being 30.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 13+32.4;
 thence west on said south line of said above-described parcel to the Point of Beginning. Containing 2,494 square feet, more or less.

c. Slope and Utility Easement on Parcel 202

That portion of the above-described parcel as follows:

Commencing at the southwest corner of said above-described parcel, said point being 15.0 feet right of 196th Avenue Northeast right-of-way centerline Engineer's Station 13+32.6 as shown on King County Survey No. 6-25-06-09;
 thence east on the south line of said above-described parcel to a point 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 13+32.4, said point being the Point of Beginning;
 thence north on a line parallel with the west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point on the north line of said above-described parcel, said point being 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 14+98.7;
 thence east on said north line of said above-described parcel to a point 47.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 14+98.6;
 thence south on a line parallel with said west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point on said south line of said above-described parcel, said point being 47.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 13+32.4;
 thence west on said south line of said above-described parcel to the Point of Beginning. Containing 831 square feet, more or less.

**6) Parcel 204, Tax Parcel No. 052506-9071, Right of Way Number 9-2005-007
 Owner: ROY GARDNER, JR.**

Individual legal descriptions for each parcel is described as follows:

The north half of the north half of the southwest quarter of the southwest quarter of the southwest quarter of Section 5, Township 25 North, Range 6 East, W.M., in King County, State of Washington;
 EXCEPT the west 30 feet thereof.

With Rights Condemned on Parcel 204 as Follows:**a. Warranty Deed for a Portion of Parcel 204**

That portion of the above described parcel as follows:

Beginning at the southwest corner of said above-described parcel, said point being 30.0 feet right of 196th Avenue Northeast right-of-way centerline Engineer's Station 14+98.9 as shown on King County Survey No. 6-25-06-09;
 thence north on the west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to the northwest corner of said above-described parcel, said point being 30.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 16+65.2;
 thence east on the north line of said above-described parcel to a point 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 16+64.9;
 thence south on a line parallel with said west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point on the south line of said above-described parcel, said point being 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 14+98.7;
 thence west on said south line of said above-described parcel to the Point of Beginning. Containing 1,995 square feet, more or less.

b. Quit Claim Deed for a Portion adjacent to Parcel 204

That portion adjacent to the above-described parcel as follows:

Beginning at the southwest corner of the above described parcel, said point being 15.0 feet right of 196th Avenue Northeast right-of-way centerline Engineer's Station 14+98.9 as shown on King County Survey No. 6-25-06-09;
 thence north on the west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to the northwest corner of said above-described parcel, said point being 15.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 16+65.2;
 thence east on the north line of said above-described parcel to a point 30.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 16+64.9;
 thence south on a line parallel with said west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point on the south line of said above-described parcel, said point being 30.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 14+98.7;
 thence west on said south line of said above-described parcel to the Point of Beginning. Containing 2,494 square feet, more or less.

c. Slope and Utility Easement on Parcel 204

That portion of the above-described parcel as follows:

Commencing at the southwest corner of said above-described parcel, said point being 15.0 feet right of 196th Avenue Northeast right-of-way centerline Engineer's Station 14+98.9 as shown on King County Survey No. 6-25-06-09;
 thence east on the south line of said above-described parcel to a point 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 14+98.7, said point being the Point of Beginning;

thence north on a line parallel with the west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point on the north line of said above-described parcel, said point being 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 16+64.9;
 thence east on said north line of said above-described parcel to a point 47.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 16+64.8;
 thence south on a line parallel with said west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point on said south line of said above-described parcel, said point being 47.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 14+98.6;
 thence west on said south line of said above-described parcel to the Point of Beginning.
 Containing 831 square feet, more or less.

d. Agreement to Reconstruct Driveway on Parcel 204

That portion of the above-described parcel as follows:

Commencing at the southwest corner of the above described parcel, said point being 15.0 feet right of 196th Avenue Northeast right-of-way centerline Engineer's Station 14+98.9 as shown on King County Survey No. 6-25-06-09;

thence east on the south line of said above-described parcel to a point 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 14+98.7;

thence north on a line parallel with the west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 15+70.5, said point being the Point of Beginning;

thence continuing north on said line parallel with said west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point 42.0 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 15+96.5;

thence east to a point 70.5 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 15+96.5;

thence south on a line parallel with said west line of said above-described parcel, said west line being also the east right-of-way line of said 196th Avenue Northeast, to a point 70.5 feet right of said 196th Avenue Northeast right-of-way centerline Engineer's Station 15+70.5;

thence west to the Point of Beginning.

Containing 741 square feet, more or less.

**7) PARCEL 210, Tax Parcel No. 052506-9035, Right of Way Number 9-2005-007
 Owner: Virginia Scott**

Legal Description for Entire Parcel:

The north quarter of the northwest quarter of the southwest quarter of the southwest quarter of Section 5, Township 25 North, Range 6 East, W.M., in King County Washington; EXCEPT the west 15 feet thereof conveyed to King County for road by Deed recorded under Recording Number 1425268.

