

NON-CODE

**CITY OF REDMOND
ORDINANCE NO. 2993**

AN ORDINANCE OF THE CITY REDMOND, WASHINGTON, PROVIDING FOR THE ACQUISITION, CONDEMNATION, APPROPRIATION, AND TAKING OF PERMANENT REAL PROPERTY RIGHTS IN ORDER TO CONSTRUCT AN ADDITIONAL NORTHBOUND LEFT TURN LANE ON REDMOND WAY TO NE 70TH STREET, AS PART OF CIP PROJECT NO. 163 (BUDGET NO. 20021918); PROVIDING THAT THE ENTIRE COST HEREOF SHALL BE PAID FROM AVAILABLE FUNDS; AND DIRECTING THE CITY ATTORNEY TO PROSECUTE THE APPROPRIATE ACTION AND PROCEEDINGS IN THE MANNER PROVIDED BY LAW FOR SAID CONDEMNATION

WHEREAS, City of Redmond has determined that one northbound left turn lane on Redmond Way to NE 70th Street will not be adequate to provide for safe vehicular access to the future Sound Transit light rail station and park and ride in Southeast Redmond opening in 2024. Studies by the City of Redmond have determined that a second northbound left turn lane from Redmond Way to NE 70th Street is therefore necessary to provide the capacity for safe access to these light rail facilities; and

WHEREAS, it is necessary for the city to acquire land from private property owners in order to accommodate the second left turn lane as part of the 2019-2024 CIP Project CIP Project No. 163 (Budget No. 20021918); and

WHEREAS, the city has pursued the necessary negotiating of

voluntary property agreements to acquire the necessary property rights, but agreements have not been reached with the owners from which property is needed; and

WHEREAS, the City Council has therefore determined to authorize condemnation of such owner's property interests if voluntary negotiations are unsuccessful; and

WHEREAS, pursuant to RCW 8.25.290, the city mailed and published notice to the property owners whose lands this ordinance authorizes to be condemned advising such owners that a final decision to acquire by negotiation or condemning the required property interests would be made at the December 10, 2019, Redmond City Council meeting and that this ordinance would be considered and passed as a result; and

WHEREAS, any and all interested parties had the opportunity to address the Redmond City Council on the subject at the December 10, 2019, meeting.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Need for Property - Public Use. The public health, safety, necessity, and convenience demand that 2019-2024 CIP Project CIP Project No. 163 (Budget No. 20021918), to add an additional northbound left turn lane on Redmond Way to NE 70th Street be constructed to provide capacity for safe vehicular access to the future Sound Transit light rail station and park and ride

in Southeast Redmond. The property must be acquired, condemned, appropriated and taken to provide the space necessary for the additional left-hand turn lane as provided by this ordinance. 2019-2024 CIP Project No. 163 (Budget No. 20021918) is a public use for which the city is authorized to condemn property and property interests under RCW 8.12.030.

Section 2. Declaration of Necessity. The City Council of the City of Redmond has reviewed the planned improvements as part of the review and adoption of the 2019-2014 CIP hereby declares that property rights in, under, over, along, across, and upon certain real properties are necessary for construction of 2019-2024 CIP Project No. 163 (Budget No. 20021918) in Section 1 above and must be acquired by the City of Redmond. The property rights to be acquired are legally described and depicted in Exhibits A, B and C attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Authority of City Attorney. The City Attorney is hereby authorized and directed to begin and prosecute the proceedings provided by law to condemn, take, and appropriate the interests necessary to carry out the provisions of this ordinance, and is further authorized in conducting said condemnation proceedings, and for the purpose of minimizing damages, to stipulate as to the use of the properties hereby authorized to be condemned and appropriated, and as to the reservation of any right

of use of the owners or any person entitled to possession of the properties, provided that such reservation does not interfere with the use of said property as provided in this ordinance. The City Attorney is further authorized to adjust the location and/or width of any portion of any of the properties so taken to minimize damages, provided that said adjustments do not interfere with the use of said properties by the city as provided in this ordinance.

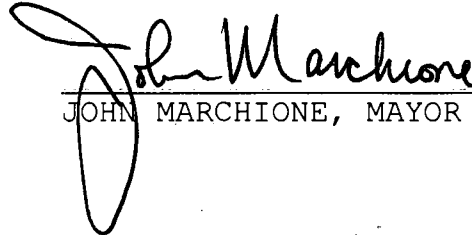
Section 4. Source of Funds. The entire cost of the property rights acquisitions authorized by this ordinance, including all costs and expenses of condemnation proceedings, shall be paid from available funds as may be appropriate under the circumstances.

Section 5. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 6. Effective date. This ordinance shall become effective five days after its publication, or publication of a summary thereof, in the city's official newspaper, or as otherwise provided by law.

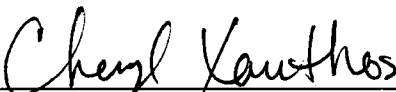
ADOPTED by the Redmond City Council this 10th day of December
2019.

CITY OF REDMOND



JOHN MARCHIONE, MAYOR

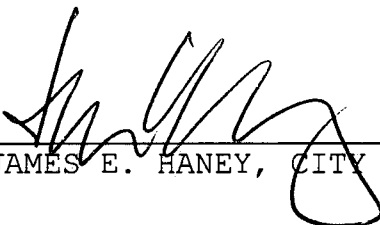
ATTEST:



CHERYL XANTHOS, MMC, CITY CLERK

(SEAL)

APPROVED AS TO FORM:



JAMES E. HANEY, CITY ATTORNEY

FILED WITH THE CITY CLERK: December 3, 2019
PASSED BY THE CITY COUNCIL: December 10, 2019
SIGNED BY THE MAYOR: December 13, 2019
PUBLISHED: December 16, 2019
EFFECTIVE DATE: December 21, 2019
ORDINANCE NO: 2993

YES: ANDERSON, BIRNEY, CARSON, MARGESON, MYERS, PADHYE
NO: FIELDS

EXHIBIT A

ENTIRE PARCEL DESCRIPTION
RL-226
TAX PARCEL NUMBER 122505-9092

PER CHICAGO TITLE COMMITMENT NUMBER 0129138-06 [ROW RL226];
EFFECTIVE DATE: JUNE 20, 2018 AT 8:00 AM.

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 25 NORTH, RANGE 5 EAST,
WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID
SECTION 12, WITH THE NORTHEASTERLY MARGIN OF STATE ROAD NO. 2;
THENCE EAST ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID SECTION;
THENCE SOUTH ALONG SAID SECTION LINE TO THE NORTHEASTERLY MARGIN OF STATE ROAD NO. 2;
THENCE NORTHWESTERLY ALONG SAID MARGIN OF STATE ROAD NO. 2 TO THE POINT OF BEGINNING;

EXCEPT THE EAST 30 FEET THEREOF LYING WITHIN THE RIGHT OF WAY OF EAST LAKE SAMMAMISH
PARKWAY NORTHEAST (180TH AVENUE NORTHEAST); ALSO

EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT 30 FEET WEST OF AND 175 FEET SOUTH OF THE EAST QUARTER CORNER OF
SAID SECTION 12;
THENCE WEST A DISTANCE OF 98 FEET;
THENCE SOUTH A DISTANCE OF 100 FEET, MORE OR LESS, TO THE NORTHEASTERLY MARGIN OF STATE
ROAD NO. 2;
THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY MARGIN OF SAID STATE ROAD NO. 2 TO A
POINT 30 FEET WEST OF THE EAST SECTION LINE OF SAID SECTION 12;
THENCE NORTH TO THE POINT OF BEGINNING; ALSO

EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY WARRANTY DEED
RECORDED UNDER RECORDING NUMBER 20040407002071.



7-2-2019

FEE ACQUISITION DESCRIPTION

RL-226

TAX PARCEL NUMBER 112505-9092

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN EXHIBIT A "ENTIRE PARCEL DESCRIPTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF REDMOND WAY (SR 202) AND A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 54°09'16" WEST, HAVING A RADIUS OF 2,925.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°12'35", A DISTANCE OF 10.71 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ON SAID CURVE AND SAID RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE 02°58'16", A DISTANCE OF 151.68 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 30°12'51" WEST, A DISTANCE OF 63.04 FEET TO A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 51°40'02" WEST, HAVING A RADIUS OF 3,203.14 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°02'14", A DISTANCE OF 169.79 FEET;

THENCE SOUTH 35°12'52" EAST, 9.07 FEET;

THENCE SOUTH 28°40'30" EAST, 35.80 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION AND THERE TERMINATING;

TOGETHER WITH:

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN EXHIBIT A "ENTIRE PARCEL DESCRIPTION", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF REDMOND WAY (SR 202), BEING COINCIDENT WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 88°35'20" EAST, 6.40 FEET TO A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 47°10'32" WEST, HAVING A RADIUS OF 2,461.50 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°21'26", A DISTANCE OF 15.35 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE;

THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 55°43'42" WEST, 20.33 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING OF THIS DESCRIPTION AND THERE TERMINATING;

SITUATE IN KING COUNTY, WASHINGTON

AREA CONTAINS 1,143 SQUARE FEET, MORE OR LESS.



7-2-2019

EXHIBIT A

PERMANENT EASEMENT DESCRIPTION SLOPE EASEMENT

RL-226

TAX PARCEL NUMBER 112505-9092

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN EXHIBIT A "ENTIRE PARCEL DESCRIPTION", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF REDMOND WAY (SR 202) AND A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 54°09'16" WEST, HAVING A RADIUS OF 2,925.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°12'35", A DISTANCE OF 10.71 FEET;

THENCE NORTH 28°40'30" WEST, A DISTANCE OF 35.80 FEET;

THENCE NORTH 35°12'52" WEST, A DISTANCE OF 9.07 FEET TO A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 54°42'16" WEST, HAVING A RADIUS OF 3,203.14 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°02'14", A DISTANCE OF 169.79 FEET TO SAID RIGHT OF WAY LINE;

THENCE ALONG SAID RIGHT OF WAY LINE NORTH 30°12'51" WEST, A DISTANCE OF 9.57 FEET TO A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 49°34'25" WEST, HAVING A RADIUS OF 2,937.00 FEET;

THENCE ALONG SAID CURVE AND RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 01°10'48", A DISTANCE OF 60.48 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 48°23'37" EAST, A DISTANCE OF 3.72 FEET TO A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 48°10'10" WEST, HAVING A RADIUS OF 2,466.50 FEET;

THENCE DEPARTING SAID RIGHT OF WAY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°16'08", A DISTANCE OF 54.63 FEET TO A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 51°23'23" WEST, HAVING A RADIUS OF 3208.14 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°18'53", A DISTANCE OF 185.60 FEET;

THENCE SOUTH 35°12'43" EAST, 9.36 FEET;

THENCE SOUTH 28°40'30" EAST, 40.29 FEET TO THE EAST LINE OF SAID PARCEL;

THENCE SOUTH 00°59'43" WEST, 7.37 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL AND THE POINT OF BEGINNING OF THIS DESCRIPTION AND THERE TERMINATING;

TOGETHER WITH:

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN EXHIBIT A "ENTIRE PARCEL DESCRIPTION", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF REDMOND WAY (SR 202);

THENCE ALONG THE NORTH LINE OF SAID PARCEL, SOUTH 88°35'20" EAST, 6.40 FEET TO THE TRUE POINT OF BEGINNING AND A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 47°10'32" WEST, HAVING A RADIUS OF 2,461.50 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°21'26", A DISTANCE OF 15.35 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE;

THENCE ALONG SAID RIGHT OF WAY LINE, SOUTH 55°43'42" EAST, 5.99 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 47°58'26" EAST, 3.62 FEET TO A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 47°39'43" WEST, 2,466.50 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°22'49", A DISTANCE OF 16.37 FEET TO SAID NORTH LINE OF THE PARCEL;

THENCE ALONG SAID NORTH LINE, NORTH 88°35'20" WEST, 6.97 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND THERE TERMINATING;

SITUATE IN KING COUNTY, WASHINGTON

AREA CONTAINS 1,470 SQUARE FEET, MORE OR LESS.

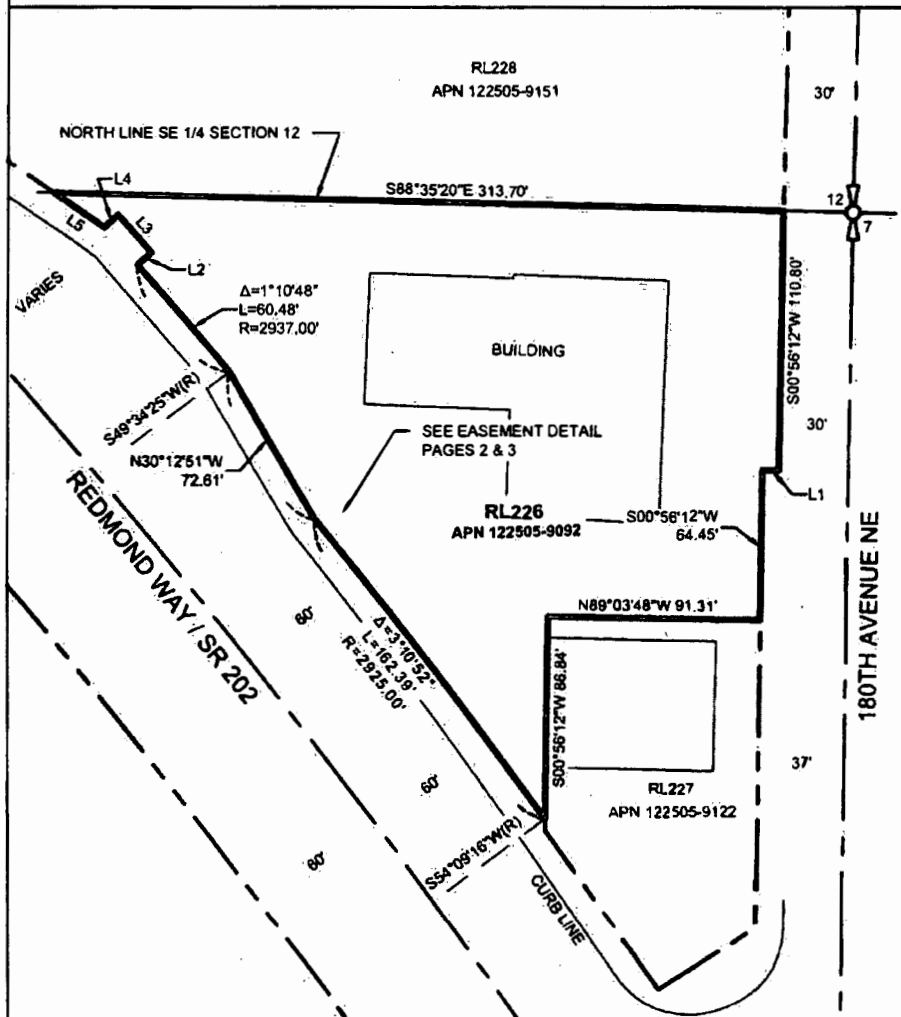


7-2-2019

TEMPORARY CONSTRUCTION EASEMENT ③
RL-226
TAX PARCEL NUMBER 112505-9092

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TAX PARCEL NO. 122505-9092
NE 1/4 OF THE SE 1/4, SECTION 12, T 25 N, R 05 E, W.M.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	7.00'	N89°03'48"W
L2	8.00'	N48°23'37"E
L3	21.59'	N41°48'58"W
L4	8.00'	S47°58'28"W
L5	26.31'	N55°43'42"W

LEGEND

- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE

① IDENTIFIER FOR AREA TABLE IN FOOTER

SOUNDTRANSIT
Parametric

0 60'
1" = 60'



PARCEL AREA: 43,200 SF

PARCEL MAP R/W NO. RL 226

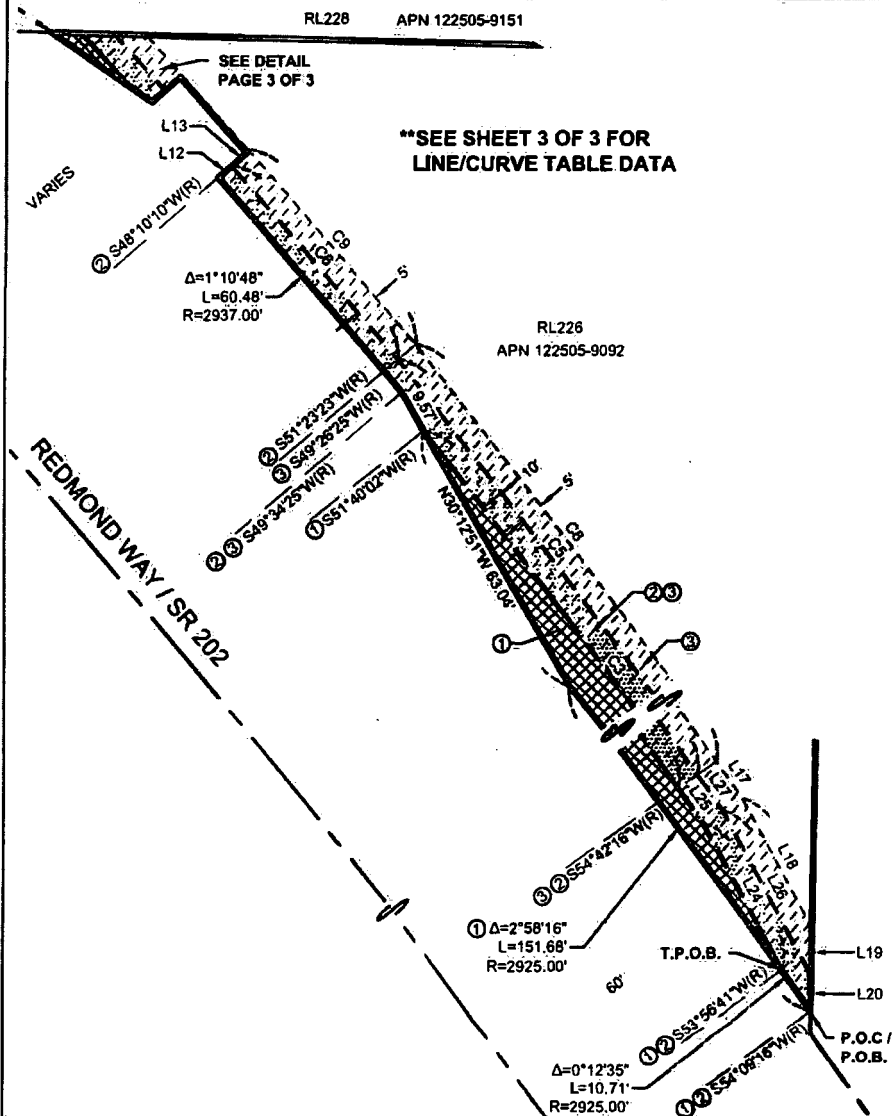
ASSESSOR NO.: 122505-9092 DATE: 7/2/2019

OWNER: SUPER RENT, INC.

CITY OF REDMOND

KING COUNTY, WA

TAX PARCEL NO. 122505-9092
 NE 1/4 OF THE SE 1/4, SECTION 12, T 25 N, R 05 E, W.M.



LEGEND	
	FEE TAKE
	TEMP. CONST. ESMT
	PERMANENT ESMT
	PARCEL BOUNDARY
	FEE TAKE LINE
	EASEMENT LINE PERMANENT
	EASEMENT LINE TEMPORARY
	RIGHT-OF-WAY LINE
	CENTERLINE

SOUNDTRANSIT
Parametrix

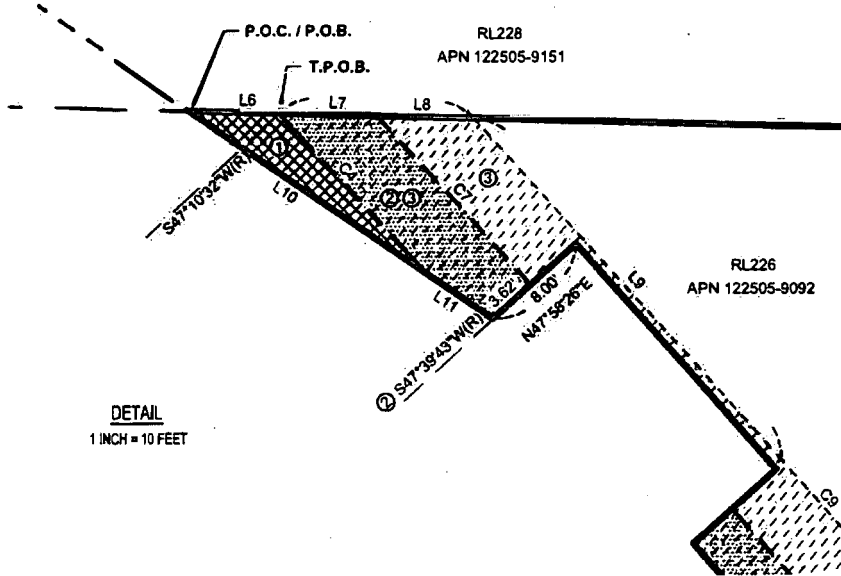
0 30'
 1" = 30'

PAGE 2 OF 3



PARCEL AREA: 43,200 SF ① FEE TAKE: 1,143 SF REMAINING PARCEL AREA: 42,057 SF ② PERMANENT EASEMENT: 1,470 SF ③ TEMP. CONST. EASEMENT: 2,984 SF
PARCEL MAP R/W NO. RL 226
ASSESSOR NO.: 122505-9092 DATE: 7/2/2019
OWNER: SUPER RENT, INC.
CITY OF REDMOND KING COUNTY, WA

TAX PARCEL NO. 122505-9092
NE 1/4 OF THE SE 1/4, SECTION 12, T 25 N, R 05 E, W.M.



DETAIL
1 INCH = 10 FEET

LINE TABLE		
LINE #	LENGTH	DIRECTION
L6	6.40'	S88°35'20"E
L7	6.97'	N88°35'20"W
L8	6.96'	N88°35'20"W
L9	32.87'	S42°13'05"E
L10	20.33'	N55°43'42"W
L11	5.99'	S55°43'42"E
L12	3.72'	N48°23'37"E
L13	4.28'	N48°23'37"E
L17	9.66'	S35°12'34"E
L18	32.26'	S28°40'30"E
L19	10.10'	N00°59'43"E
L20	7.37'	N00°59'43"E
L24	35.80'	S28°40'30"E
L25	9.07'	S35°12'52"E
L26	40.29'	N28°40'30"W
L27	9.36'	N35°12'43"W

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C3	169.79'	3203.14'	3°02'14"
C4	15.35'	2461.50'	0°21'26"
C5	185.60'	3208.14'	3°18'53"
C6	54.63'	2466.50'	1°16'08"
C7	16.37'	2466.50'	0°22'49"
C8	185.98'	3213.14'	3°18'59"
C9	55.11'	2471.50'	1°16'39"

LEGEND

- PARCEL BOUNDARY
- FEE TAKE LINE
- EASEMENT LINE PERMANENT
- EASEMENT LINE TEMPORARY
- RIGHT-OF-WAY LINE

FEE TAKE

TEMP. CONST. ESMT

PERMANENT ESMT

① IDENTIFIER FOR AREA TABLE IN FOOTER

SOUNDTRANSIT
Parametric

0 10'
1" = 10'

PAGE 3 OF 3



PARCEL AREA: 43,200 SF
 ① FEE TAKE: 1,143 SF
 REMAINING PARCEL AREA: 42,057 SF
 ② PERMANENT EASEMENT: 1,470 SF
 ③ TEMP. CONST. EASEMENT: 2,984 SF

PARCEL MAP R/W NO. RL 226

ASSESSOR NO.: 122505-9092 DATE: 7/2/2019

OWNER: SUPER RENT. INC.

CITY OF REDMOND KING COUNTY, WA

EXHIBIT B

**ENTIRE PARCEL DESCRIPTION
RL-228
TAX PARCEL NUMBER 122505-9151**

PER CHICAGO TITLE COMMITMENT NUMBER 0129139-06 [ROW RL228];
EFFECTIVE DATE: JUNE 26, 2018 AT 8:00 AM.

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER WITH THE NORTHEASTERLY MARGIN OF STATE ROAD NO. 2;
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY MARGIN A DISTANCE OF 100 FEET;
THENCE NORTH TO A POINT 200 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF
THE NORTHEAST QUARTER;
THENCE EAST PARALLEL TO AND 200 FEET NORTH OF SAID SOUTH LINE TO THE EAST LINE OF SAID
SECTION;
THENCE SOUTH ALONG SAID SECTION LINE TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

EXCEPT THE EAST 30 FEET THEREOF LYING WITHIN THE RIGHT OF WAY OF EAST LAKE SAMMAMISH
PARKWAY NORTHEAST (180TH AVENUE NORTHEAST);

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY WARRANTY
DEED RECORDED UNDER RECORDING NO. 20040407002071;

AND ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF REDMOND BY WARRANTY
DEED RECORDED UNDER RECORDING NO. 20170126001081.

SITUATE IN THE CITY OF REDMOND, COUNTY OF KING, STATE OF WASHINGTON.



7-2-2019

FEE ACQUISITION DESCRIPTION ①

RL-228

TAX PARCEL NUMBER 112505-9151

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN EXHIBIT A "ENTIRE PARCEL DESCRIPTION", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF REDMOND WAY (SR 202), BEING COINCIDENT WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 12;

THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 55°43'42" WEST, 26.23 FEET TO A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 46°58'26" WEST, HAVING A RADIUS OF 2925.00 FEET;

THENCE ALONG SAID CURVE AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 1°17'52", A DISTANCE OF 66.25 FEET TO THE SOUTH LINE OF THAT RIGHT OF WAY DEDICATED TO THE CITY OF REDMOND;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 50°50'06" EAST, 28.54 FEET;

THENCE SOUTH 43°23'17" EAST, 5.76 FEET TO A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 42°26'12" EAST, HAVING A RADIUS OF 18.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE 92°01'18", A DISTANCE OF 28.91 FEET TO A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE HAVING A RADIUS OF 2461.50 FEET, THROUGH A CENTRAL ANGLE OF 01°38'02", A DISTANCE OF 70.19 FEET TO THE SOUTH LINE OF SAID PARCEL;

THENCE ALONG SAID SOUTH LINE OF THE PARCEL, NORTH 88°35'20" WEST, 6.40 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING OF THIS DESCRIPTION AND THERE TERMINATING;

SITUATE IN KING COUNTY, WASHINGTON

AREA CONTAINS 1,049 SQUARE FEET, MORE OR LESS.



7-2-2019

PERMANENT EASEMENT DESCRIPTION ②
SLOPE EASEMENT
RL-228
TAX PARCEL NUMBER 112505-9151

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN EXHIBIT A "ENTIRE PARCEL DESCRIPTION", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF REDMOND WAY (SR 202), BEING COINCIDENT WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 12;

THENCE SOUTH 88°35'20" EAST ALONG THE SOUTH LINE OF SAID PARCEL, 6.40 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ON SAID SOUTH LINE, SOUTH 88°35'20" EAST, 6.97 FEET TO A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 47°19'22" WEST, HAVING A RADIUS OF 2,466.50 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°44'48", A DISTANCE OF 75.20 FEET TO A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 13.00 FEET, THROUGH A CENTRAL ANGLE OF 92°13'36", A DISTANCE OF 20.92 FEET;

THENCE NORTH 46°36'43" EAST, 5.05 FEET;

THENCE NORTH 43°23'17" WEST, 10.39 FEET TO THE SOUTH LINE OF THAT RIGHT OF WAY DEDICATED TO THE CITY OF REDMOND;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 50°50'06" WEST, A DISTANCE OF 5.01 FEET;

THENCE SOUTH 43°23'17" EAST, 5.76 FEET TO A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 42°26'12" EAST, HAVING A RADIUS OF 18.00 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE 92°01'18", A DISTANCE OF 28.91 FEET TO A TANGENT CURVE TO THE RIGHT;

THENCE ALONG SAID TANGENT CURVE HAVING A RADIUS OF 2461.50 FEET, THROUGH A CENTRAL ANGLE OF 01°38'02", A DISTANCE OF 70.19 FEET TO THE SOUTH LINE OF SAID PARCEL AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION AND THERE TERMINATING;

SITUATE IN KING COUNTY, WASHINGTON

AREA CONTAINS 541 SQUARE FEET, MORE OR LESS.

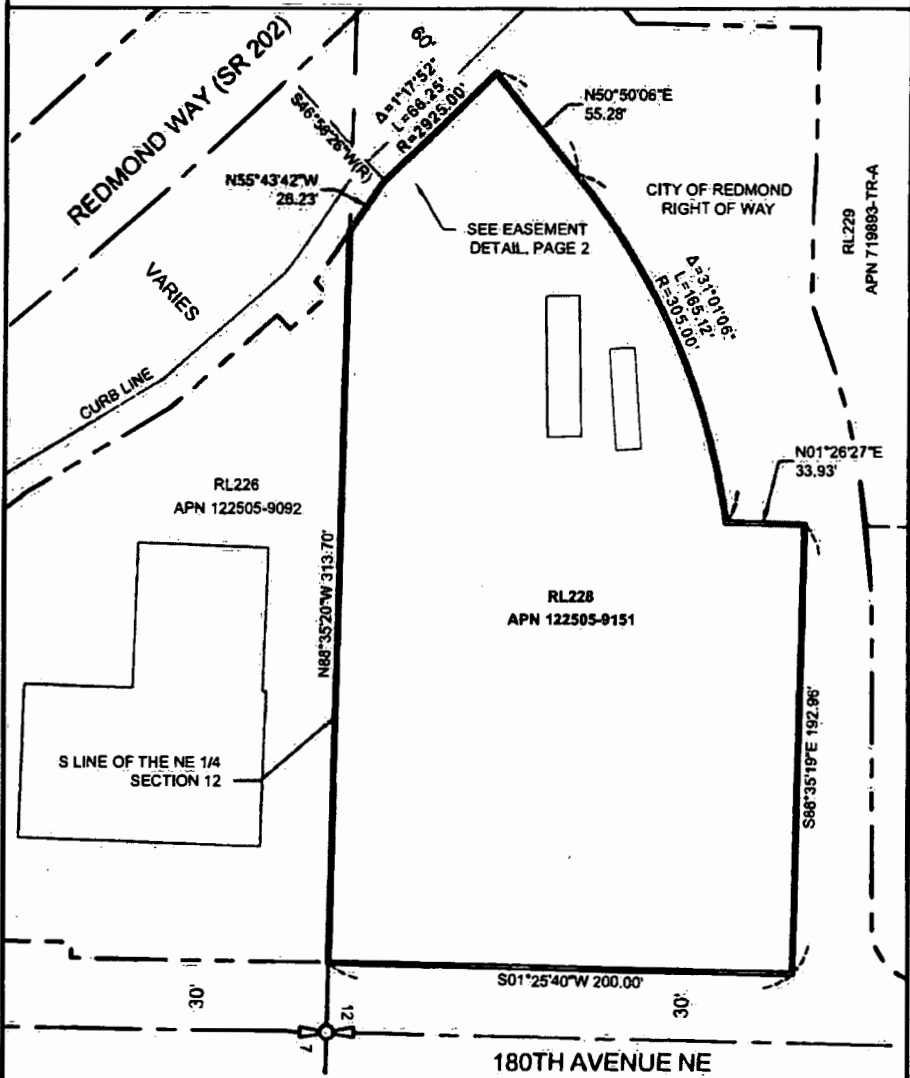


7-2-2019

TEMPORARY CONSTRUCTION EASEMENT ③
RL-228
TAX PARCEL NUMBER 112505-9151

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TAX PARCEL NO. 122505-9151
 SE 1/4 OF THE NE 1/4, SECTION 12, T 25 N, R 05 E, W.M.



LEGEND

- PARCEL BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING LINE

① IDENTIFIER FOR AREA TABLE IN FOOTER

SOUNDTRANSIT
Parametrix

0 60'
 1" = 60'

PAGE 1 OF 2

7-2-2019

PARCEL AREA: 60,619 SF

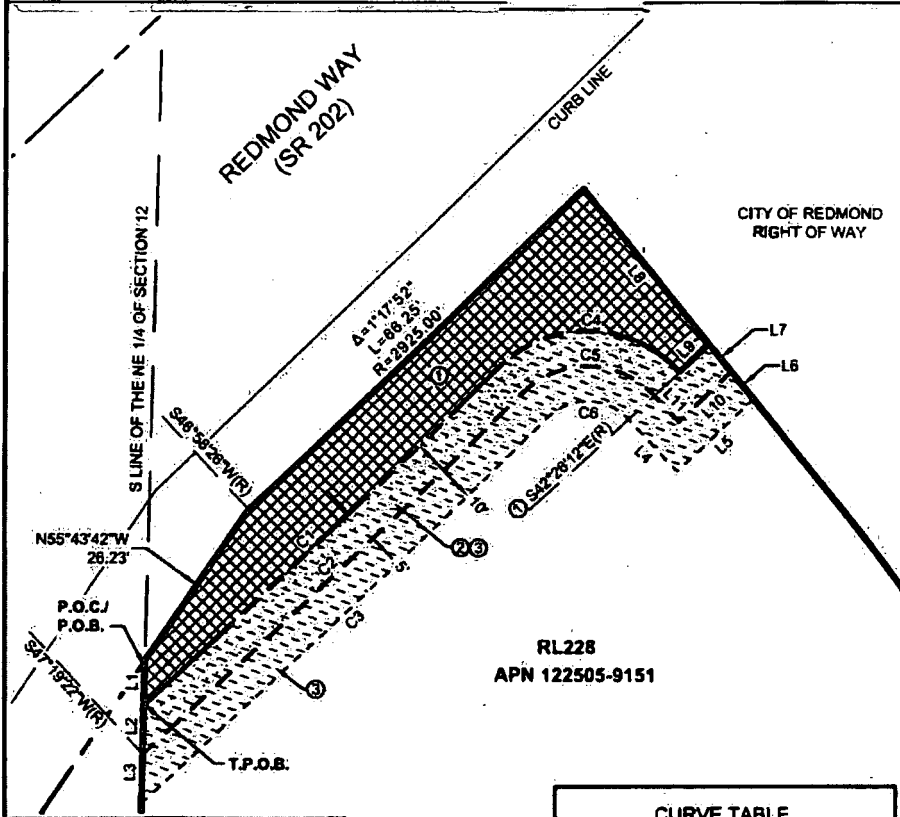
PARCEL MAP R/W NO. RL 228

ASSESSOR NO.: 122505-9151 DATE: 7/2/2019

OWNER: SUPER RENT, INC.

CITY OF REDMOND KING COUNTY, WA

TAX PARCEL NO. 122505-9151
SE 1/4 OF THE NE 1/4, SECTION 12, T 25 N, R 05 E, W.M.



RL228
APN 122505-9151

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.40'	N88°35'20"W
L2	6.97'	N88°35'20"W
L3	6.96'	S88°35'20"E
L4	10.10'	S46°36'43"W
L5	15.02'	S43°23'17"E
L6	5.01'	N50°50'06"E
L7	5.01'	S50°50'06"W
L8	28.54'	N50°50'06"E
L9	5.76'	S43°23'17"E
L10	10.39'	N43°23'17"W
L11	5.05'	N46°36'43"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	70.19'	2461.50'	1°38'02"
C2	75.20'	2466.50'	1°44'48"
C3	80.19'	2471.50'	1°51'33"
C4	28.91'	18.00'	92°01'18"
C5	20.92'	13.00'	92°13'36"
C6	12.92'	8.00'	92°32'11"

LEGEND:

- PARCEL BOUNDARY
- FEE TAKE LINE
- EASEMENT LINE PERMANENT
- EASEMENT LINE TEMPORARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- ① IDENTIFIER FOR AREA TABLE IN FOOTER

SOUNDTRANSIT
Parametrix

PAGE 2 OF 2

7-2-2019

PARCEL AREA: 60,619 SF.
 ① FEE TAKE: 1,049 SF.
 REMAINING PARCEL AREA: 59,570 SF.
 ② PERMANENT EASEMENT: 543 SF.
 ③ TEMP. CONST. EASEMENT: 1115 SF.

PARCEL MAP R/W NO. RL 228.

ASSESSOR NO.: 122505-9151- DATE: 7/2/2019

OWNER: SUPER RENT, INC.

CITY OF REDMOND KING COUNTY, WA

EXHIBIT C

ENTIRE PARCEL DESCRIPTION

RL-227

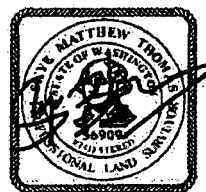
TAX PARCEL NUMBER 122505-9122

PER CHICAGO TITLE COMMITMENT NUMBER 0129137-06 [ROW RL227];
EFFECTIVE DATE: JULY 12, 2018 AT 8:00 AM.

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST LINE OF SAID SECTION, AT A POINT 175 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE WEST 30 FEET TO THE WEST LINE OF ED BOTSFORD COUNTY ROAD AND THE TRUE POINT OF BEGINNING;
THENCE WEST 98 FEET;
THENCE SOUTH 100 FEET TO THE EAST LINE OF STATE ROAD NO. 2;
THENCE SOUTHEASTERLY ALONG STATE ROAD, 167 FEET, MORE OR LESS, TO THE WEST LINE OF SAID BOTSFORD ROAD;
THENCE NORTH ALONG SAID WEST LINE 240.41 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY WARRANTY DEEDS RECORDED UNDER RECORDING NOS. 7111030137, 8508200308 AND 20050511002070.



3-20-2019

PERMANENT EASEMENT DESCRIPTION ①

SLOPE EASEMENT

RL-227

TAX PARCEL NUMBER 122505-9122

A PORTION OF THAT PARCEL OF LAND AS DESCRIBED IN EXHIBIT A "ENTIRE PARCEL DESCRIPTION", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF REDMOND WAY (SR 202) AND A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 55°50'46" WEST, HAVING A RADIUS OF 2922.00 FEET;

THENCE ALONG SAID RIGHT OF WAY AND CURVE, THROUGH A CENTRAL ANGLE OF 1°40'28", A DISTANCE OF 85.40 FEET TO THE WEST LINE OF SAID PARCEL;

THENCE ALONG SAID WEST LINE NORTH 0°56'12" EAST, 10.18 FEET;

THENCE SOUTH 28°40'30" EAST, 6.67 FEET TO A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 55°43'03" WEST, HAVING A RADIUS OF 3203.14 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°26'49", A DISTANCE OF 80.89 FEET TO A TANGENT CURVE;

THENCE ALONG AN TANGENT CURVE TO THE LEFT WITH A RADIUS OF 23.50 FEET, THROUGH A CENTRAL ANGLE OF 15°09'44", A DISTANCE OF 6.22 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL;

THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 55°24'23" WEST, 3.80 FEET TO THE SOUTHERLY CORNER OF SAID PARCEL AND THE **TRUE POINT OF BEGINNING** OF THIS DESCRIPTION AND THERE TERMINATING;

SITUATE IN KING COUNTY, WASHINGTON

AREA CONTAINS 371 SQUARE FEET, MORE OR LESS.



3-20-2019

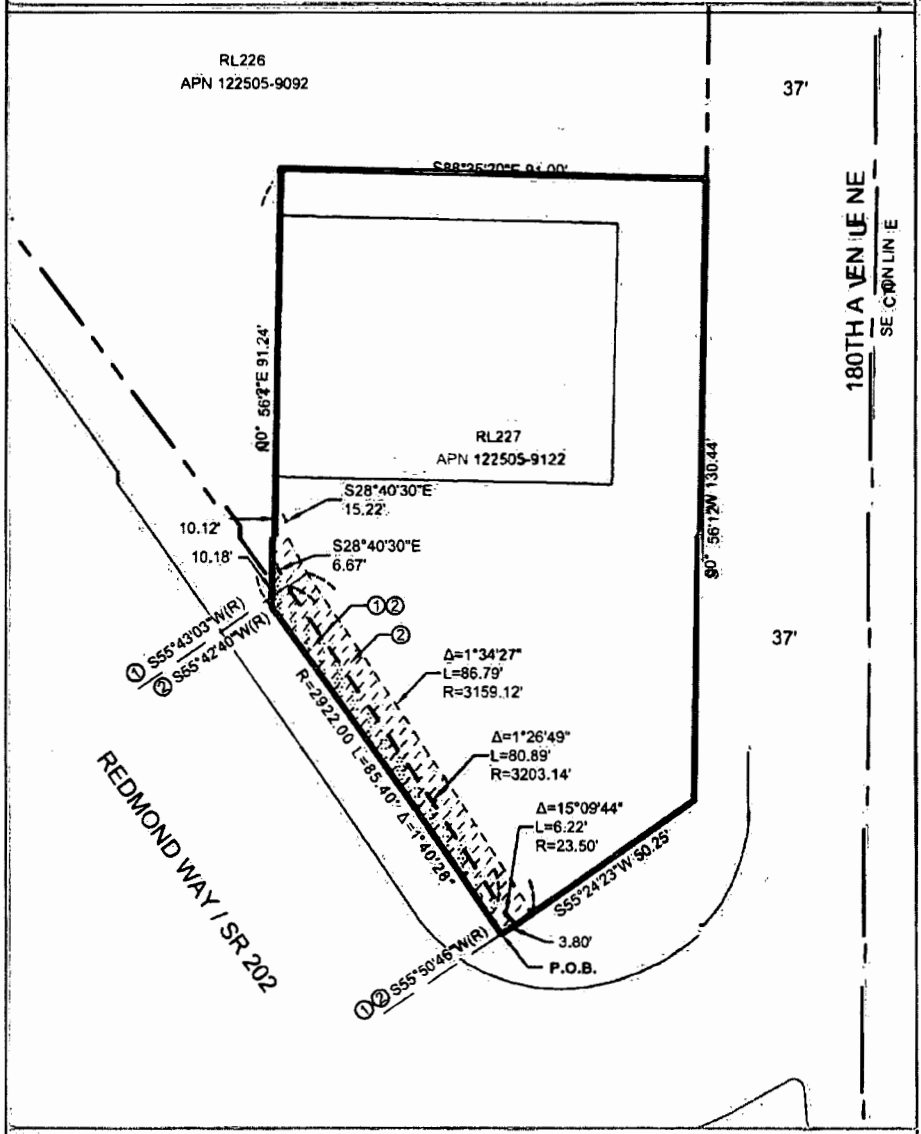
**TEMPORARY CONSTRUCTION
EASEMENT ②**

RL-227

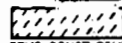
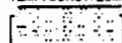


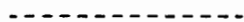


TAX PARCEL NUMBER 122505-9122

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TAX PARCEL NO. 122505-9122
 NE 1/4 OF THE SE 1/4, SECTION 12, T 25 N, R 05 E, W.M.



LEGEND

-  TEMP. CONST. ESMT
-  PERMANENT ESMT
-  PARCEL BOUNDARY
-  EASEMENT LINE PERMANENT
-  EASEMENT LINE TEMPORARY
-  RIGHT-OF-WAY LINE
-  CENTERLINE

① IDENTIFIER FOR AREA TABLE IN FOOTER

SOUNDTRANSIT
Parametrix

1" = 30'

PAGE 1 OF 1



PARCEL AREA: 12,214 SF
 ① PERMANENT EASEMENT: 374 SF
 ② TEMP. CONST. EASEMENT: 869 SF

PARCEL MAP R/W NO. RL 227

ASSESSOR NO.: 122505-9122- DATE: 3/20/2019
 OWNER: THE VITAMIN SHOP
 CITY OF REDMOND KING COUNTY WA