

07-31-85
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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3560

AN ORDINANCE authorizing and providing for the acquisition of interests in land for the purpose of improving a portion of Northup Way from Bellevue-Redmond Road to 156th Avenue N.E. within the City of Bellevue; providing for condemnation, appropriation, taking and damaging of land and property rights necessary therefor; providing for the cost thereof and directing the initiation of appropriate proceedings in the manner provided by law for said condemnation.

WHEREAS, the City Council has, by Ordinance No. 3402, established the improvement of Northup Way from Bellevue-Redmond Road to 156th Avenue N.E. as a project within the Capital Improvement Plan, and has, by Resolution No. 4397, approved the 1985-1989 Capital Improvement Plan; and

WHEREAS, the improvements are necessary to provide needed street widening, curbs, gutters, and landscaping, along with sidewalks on both sides of the street; and

WHEREAS, the City Council finds that the public health, safety, necessity and convenience demand that said project be undertaken and that in order to carry out the project it is necessary at this time for the City to acquire interests and rights to the properties described herein; and

WHEREAS, the City Council finds and declares it necessary and in the best interest of the public that interests in the land and property rights hereinafter described be condemned, appropriated, taken and damaged for public use, subject to the making or paying of just compensation to the owners thereof in the manner provided by law; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The lands and property rights within the City of Bellevue, King County, Washington, described on the attached Exhibit "A", necessary for public road purposes, are hereby condemned, appropriated, taken and damaged for such public purposes, subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

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Section 2. The cost and expense of acquiring said property rights shall be paid for from the General Fund of the City of Bellevue, Urban Arterial Board funds, special assessments, or from other monies the City may have available or obtain therefor.

Section 3. The City Attorney is hereby authorized and directed to undertake proceedings provided by law to condemn, appropriate, take and damage the land and property necessary to carry out the provisions of this ordinance.

Section 4. This ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 28th day of October, 1985, and signed in authentication of its passage this 28th day of October, 1985.

(SEAL)

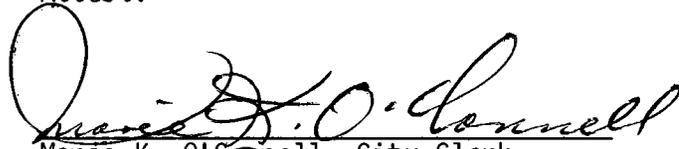

Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Scott McKee, Assistant City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published November 1, 1985

ORIGINAL

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EXHIBIT A

Parcel No. PW-J 1756
Fee Simple

That portion of the Northeast quarter of the Northwest quarter of Section 26, Township 25 North, Range 5 East, W.M., King County, Washington, lying Easterly and Southeasterly of the Easterly margin of Bellevue-Redmond Road; EXCEPT the South 30.00 feet of said subdivision; AND EXCEPT the East 631.50 feet of said subdivision; said portion described as follows: Commencing at the Southeast corner thereof; thence North $89^{\circ}21'52''$ West 80.00 feet along the North margin of Northup Way (N.E. 20th Street) to the West line of the East 711.50 feet of the Northeast quarter of the Northwest quarter of said Section 26 and the point of beginning of this description; thence North $89^{\circ}21'52''$ West 287.49 feet along said North margin; thence Northwesterly along a curve to the right having a radius of 15.00 feet through a central angle of $116^{\circ}33'11''$ an arc distance of 30.51 feet along said North margin and along the Easterly margin of said Bellevue-Redmond Road; thence South $41^{\circ}05'08''$ East 21.04 feet; thence South $89^{\circ}21'52''$ East 163.00 feet; thence North $00^{\circ}38'08''$ East 4.00 feet; thence South $89^{\circ}21'52''$ East 124.00 feet to the West line of the East 711.50 feet of the Northeast quarter of the Northwest quarter of said Section 26; thence South $1^{\circ}11'55''$ West 10.00 feet along said West line to the point of beginning and containing 2,395 square feet, more or less.

Parcel No. PW-J 1756A
Temporary Construction Easement

That portion of the Northeast quarter of the Northwest quarter of Section 26, Township 25 North, Range 5 East, W.M., King County, Washington, lying easterly and Southeasterly of the Easterly margin of Bellevue-Redmond Road; EXCEPT the South 30.00 feet of said subdivision; AND EXCEPT the East 631.50 feet of said subdivision; said portion described as follows: Commencing at the Southeast corner thereof; thence North $89^{\circ}21'52''$ West 80.00 feet along the North margin of Northup Way (N.E. 20th Street) to the West line of the East 711.50 feet of the Northeast quarter of the Northwest quarter of said Section 26; thence North $1^{\circ}11'55''$ East 10.00 feet along said West line to the point of beginning of this description; thence North $89^{\circ}21'52''$ West 124.00 feet; thence South $0^{\circ}38'08''$ West 4.00 feet; thence North $89^{\circ}21'52''$ West 163.00 feet; thence North $41^{\circ}05'08''$ West 21.04 feet to the Easterly margin of Bellevue-Redmond Road and the point of a non-tangent curve whose center bears South $62^{\circ}48'41''$ East a radius distance of 15.00 feet; thence Northeasterly along said curve to the right through a central angle of $15^{\circ}47'06''$ an arc distance of 4.13 feet along said Easterly margin; thence South $41^{\circ}05'08''$ East 18.89 feet; thence South $89^{\circ}21'52''$ East 71.10 feet; thence North $0^{\circ}38'08''$ East 12.00 feet; Thence South $89^{\circ}21'52''$ East 51.00 feet; thence South $0^{\circ}38'08''$ West 12.00 feet; thence South $89^{\circ}21'52''$ East 40.00 feet; thence North $0^{\circ}38'08''$ East 4.00 feet; thence South $89^{\circ}21'52''$ East 86.00 feet; thence North $0^{\circ}38'08''$ East 14.00 feet; thence South $89^{\circ}21'52''$ East 38.19 feet to the West line of the East 711.50 feet of the Northeast quarter of the Northwest quarter of said Section 26; thence South $1^{\circ}11'55''$ West 19.00 feet along said West line to the point of beginning and containing 2,659 square feet, more or less.

ORIGINAL

Parcel No. PW-J 1757
Fee Simple

That portion of Lot 3, City of Bellevue Short Plat Number 84-33, as recorded under Recording No. 8504039001, Records and Elections Division of King County, Washington, described as follows: Beginning at the Southwest corner of said Lot 3; thence North 1°11'55" East 4.00 feet along the West line of said lot; thence South 89°21'52" East 395.02 feet to the East line of said lot; thence South 1°11'55" West 4.00 feet along said East line to the North margin of Northup Way (N.E. 20th Street); thence North 89°21'52" West 395.02 feet along said North margin to the point of beginning and containing 1,581 square feet, more or less.

Parcel No. PW-J 1757A
Fee Simple

That portion of Lot 1, City of Bellevue Short Plat Number 84-33, as recorded under Recording No. 8504039001, Records and Elections Division of King County, Washington, described as follows: Beginning at the Southwest corner of said Lot 1; thence North 1°11'55" East 4.00 feet along the West line of said lot; thence South 89°21'52" East 40.89 feet; thence South 80°04'09" East 24.79 feet to the North margin of Northup Way (N.E. 20th Street); thence North 89°21'52" West 65.39 feet along said North margin to the point of beginning and containing 213 square feet, more or less.

Parcel No. PW-J 1757B
Temporary Construction Easement

That portion of Lot 3, City of Bellevue Short Plat Number 84-33, as recorded under Recording No. 8504039001, Records and Elections Division of King County, Washington, described as follows: Commencing at the Southwest corner of said Lot 3; thence North 1°11'55" East 4.00 feet along the West line of said lot to the point of beginning of this description; thence North 1°11'55" East 5.00 feet along said West line; thence South 89°21'52" East 395.02 feet to the East line of said lot; thence South 1°11'55" West 5.00 feet along said East line; thence North 89°21'52" West 395.02 feet to the point of beginning and containing 1,975 square feet, more or less.

Parcel No. PW-J 1757C
Temporary Construction Easement

That portion of Lot 1, City of Bellevue Short Plat Number 84-33, as recorded under Recording No. 8504039001, Records and Elections Division of King County, Washington, described as follows: Commencing at the Southwest corner of said Lot 1; thence North 1°11'55" East 4.00 feet along the West line of said lot to the point of beginning of this description; thence North 1°11'55" East 5.00 feet along said West line; thence South 89°21'52" East 41.25 feet; thence South 80°04'09" East 55.74 feet to the North margin of Northup Way (N.E. 20th Street); thence North 89°21'52" West 30.96 feet along said North margin; thence North 80°04'09" West 24.79 feet; thence North 89°21'52" West 40.89 feet to the point of beginning and containing 407 square feet, more or less.

ORIGINAL

Parcel No. PW-J 1758
Fee Simple

That portion of Lot 1, City of Bellevue Short Plat Number 80-03, as recorded under Recording No. 8006269002, Records and Elections Division of King County, Washington, described as follows: Commencing at the Southwest corner of said Lot 1; thence North $1^{\circ}12'50''$ East 179.71 feet along the West line of said lot to the South margin of Northup Way (N.E. 20th Street) as conveyed to the City of Bellevue by deed recorded under Recording No. 8103050842, Records and Elections Division of King County, Washington, and the point of beginning of this description; thence South $89^{\circ}21'52''$ East 59.95 feet along said South margin; thence South $0^{\circ}38'08''$ West 1.00 foot; thence North $89^{\circ}21'52''$ West 59.96 feet to the West line of said lot; thence North $1^{\circ}12'50''$ East 1.00 foot along said West line to the point of beginning and containing 60 square feet, more or less.

Parcel No. PW-J 1758A
Fee Simple

That portion of Lot 1, City of Bellevue Short Plat Number 80-03, as recorded under Recording No. 8006269002, Records and Elections Division of King County, Washington, described as follows: Commencing at the Southwest corner of said Lot 1; thence North $1^{\circ}12'50''$ East 158.71 feet along the West line of said lot to the point of beginning of this description; thence North $1^{\circ}12'50''$ East 20.00 feet along said West line; thence South $89^{\circ}21'52''$ East 59.96 feet; thence North $0^{\circ}38'08''$ East 1.00 foot to the South margin of Northup Way (N.E. 20th Street) as conveyed to the City of Bellevue by deed recorded under Recording No. 8103050842, Records and Elections Division of King County, Washington; thence South $89^{\circ}21'52''$ East 7.34 feet along said South margin; thence Southeasterly along a curve to the right having a radius of 1,114.92 feet through a central angle of $9^{\circ}18'17''$ an arc distance of 181.06 feet along said South margin to the point of a non-tangent curve whose center bears South $18^{\circ}59'15''$ West a radius distance of 75.00 feet; thence Southeasterly along said curve to the right through a central angle of $14^{\circ}10'36''$ an arc distance of 18.56 feet along said South margin to the point of a non-tangent curve whose center bears South $10^{\circ}51'30''$ West a radius distance of 1,109.92 feet; thence Northwesterly along said curve to the left through a central angle of $4^{\circ}08'14''$ an arc distance of 80.15 feet; thence South $0^{\circ}38'08''$ West 3.00 feet; thence North $89^{\circ}21'52''$ West 15.00 feet; thence North $0^{\circ}38'08''$ East 4.50 feet to the point of a non-tangent curve whose center bears South $5^{\circ}56'34''$ West a radius distance of 1,109.92 feet; thence Northwesterly along said curve to the left through a central angle of $5^{\circ}18'26''$ an arc distance of 102.81 feet; thence North $89^{\circ}21'52''$ West 7.34 feet; thence South $0^{\circ}38'08''$ West 16.00 feet; thence North $89^{\circ}21'52''$ West 60.16 feet to the point of beginning and containing 2,249 square feet, more or less.

ORIGINAL

Parcel No. PW-J 1758B
Temporary Construction Easement

That portion of Lot 1, City of Bellevue Short Plat Number 80-03, as recorded under Recording No. 8006269002, Records and Elections Division of King County, Washington, described as follows: Commencing at the Southwest corner of said Lot 1; thence North $1^{\circ}12'50''$ East 153.71 feet along the West line of said lot to the point of beginning of this description; thence North $1^{\circ}12'50''$ East 5.00 feet along said West line; thence South $89^{\circ}21'52''$ East 60.16 feet; thence North $0^{\circ}38'08''$ East 16.00 feet; thence South $89^{\circ}21'52''$ East 7.34 feet; thence Southeasterly along a curve to the right having a radius of 1,109.92 feet through a central angle of $5^{\circ}18'26''$ an arc distance of 102.81 feet; thence South $0^{\circ}38'08''$ West 4.50 feet; thence South $89^{\circ}21'52''$ West 15.00 feet; thence North $0^{\circ}38'08''$ East 3.00 feet to the point of a non-tangent curve whose center bears South $6^{\circ}43'15''$ West a radius distance of 1,109.92 feet; thence Southeasterly along said curve to the right through a central angle of $4^{\circ}08'14''$ an arc distance of 80.15 feet to the Southerly margin of Northup Way (N.E. 20th Street) to the point of a non-tangent curve whose center bears South $33^{\circ}09'51''$ West a radius distance of 75.00 feet; thence Southeasterly along said curve to the right through a central angle of $8^{\circ}36'47''$ an arc distance of 11.28 feet along said Southerly margin to the point of a non-tangent curve whose center bears South $11^{\circ}22'50''$ West a radius distance of 1,104.92 feet; thence Northwesterly along said curve to the left through a central angle of $10^{\circ}20'51''$ an arc distance of 199.55 feet; thence South $0^{\circ}38'08''$ West 15.97 feet; thence North $89^{\circ}21'52''$ West 20.00 feet; thence South $0^{\circ}38'08''$ West 6.00 feet; thence North $89^{\circ}21'52''$ West 42.00 feet; thence North $0^{\circ}38'08''$ East 6.00 feet; thence North $89^{\circ}21'52''$ West 13.21 feet to the point of beginning and containing 1,788 square feet, more or less.

Parcel No. PW-J 1759
Fee Simple

The North 2.00 feet of Lot 1, City of Bellevue Short Plat Number 77-72, as recorded under Recording No. 7711291208, Records and Elections Division of King County, Washington, said North 2.00 feet containing 559 square feet, more or less.

Parcel No. PW-J 1759A
Permanent Sidewalk, Slope, Landscaping and Utility Easement

The South 20.00 feet of the North 22.00 feet of Lot 1, City of Bellevue Short Plat Number 77-72, as recorded under Recording Number 7711291208, Records and Elections Division of King County, Washington, said South 20.00 feet containing 5,596 square feet, more or less.

Parcel No. PW-J 1759B
Temporary Construction Easement

The South 5.00 feet of the North 27.00 feet of Lot 1, City of Bellevue Short Plat Number 77-72, as recorded under Recording Number 7711291208, Records and Election Division of King County, Washington, said South 5.00 feet containing 1,399 square feet, more or less.

ORIGINAL

Parcel No. PW-J 1760
Fee Simple

That portion of Lot 2, City of Bellevue Short Plat Number 77-72, as recorded under Recording No. 7711291208, Records and Elections Division of King County, Washington, described as follows: Beginning at the Northwest corner of said Lot 2; thence South 89°21'52" East 50.00 feet along the South margin of Northup Way (N.E. 20th Street) to the West line of Lot 1, of said City of Bellevue Short Plat Number 77-72; thence South 1°13'44" West 2.00 feet along said West line; thence North 89°21'52" West 50.00 feet to the West line of Lot 2, of said City of Bellevue Short Plat Number 77-72; thence North 1°13'44" East 2.00 feet along said West line to the point of beginning and containing 100 square feet, more or less.

Parcel No. PW-J 1760A
Fee Simple

That portion of Lot 2, City of Bellevue Short Plat Number 77-72, as recorded under Recording No. 7711291208, Records and Elections Division of King County, Washington, described as follows: Commencing at the Northwest corner of said Lot 2; thence South 1°13'44" West 2.00 feet along the West line of said lot to the point of beginning of this description; thence South 89°21'52" East 50.00 feet to the West line of Lot 1, of said City of Bellevue Short Plat Number 77-72; thence South 1°13'44" West 20.00 feet along said West line; thence North 89°21'52" West 50.00 feet to the West line of Lot 2, of said City of Bellevue Short Plat Number 77-72; thence North 1°13'44" East 20.00 feet along said West line to the point of beginning and containing 1,000 square feet, more or less.

Parcel No. PW-J 1760B
Temporary Construction Easement

That portion of Lot 2, City of Bellevue Short Plat Number 77-72, as recorded under Recording No. 7711291208, Records and Elections Division of King County, Washington, described as follows: Commencing at the Northwest corner of said Lot 2; thence South 1°13'44" West 22.00 feet along the West line of said lot to the point of beginning of this description; thence South 89°21'52" East 50.00 feet to the West line of Lot 1, of said City of Bellevue Short Plat Number 77-72; thence South 1°13'44" West 5.00 feet along said West line; thence North 89°21'52" West 50.00 feet to the West line of Lot 2, of said City of Bellevue Short Plat Number 77-72; thence North 1°13'44" East 5.00 feet along said West line to the point of beginning and containing 250 square feet, more or less.

ORIGINAL

Parcel No. PW-J 1761
Fee Simple

That portion of the East half of the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 26, Township 25 North, Range 5 East, W.M., King County, Washington, lying Southerly of Northup Way (N.E. 20th Street); said portion described as follows: Commencing at the Northeast corner of the East half of the Northwest quarter of the Southeast quarter of the Northwest quarter of said Section 26; thence South $1^{\circ}13'44''$ West 30.00 feet along the East line of said subdivision to the South margin of said Northup Way and the point of beginning of this description; thence South $1^{\circ}13'44''$ West 2.00 feet along said East line; thence North $89^{\circ}21'52''$ West 293.76 feet to the South margin of said Northup Way and the point of a non-tangent curve whose center bears South $2^{\circ}25'17''$ East a radius distance of 1,402.69 feet; thence Northeasterly along said curve to the right through a central angle of $3^{\circ}03'25''$ an arc distance of 74.83 feet along said South margin; thence South $89^{\circ}21'52''$ East 218.98 feet along said South margin to the point of beginning and containing 537 square feet, more or less.

Parcel No. PW-J 1761A
Permanent Sidewalk, Slope, Landscaping and Utility Easement

That portion of the East half of the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 26, Township 25 North, Range 5 East, W.M., King County, Washington, lying Southerly of Northup Way (N.E. 20th Street); said portion described as follows: Commencing at the Northeast corner of the East half of the Northwest quarter of the Southeast quarter of the Northwest quarter of said Section 26; thence South $1^{\circ}13'44''$ West 32.00 feet along the East line of said subdivision to the point of beginning of this description; thence South $1^{\circ}13'44''$ West 25.00 feet along said East line; thence North $89^{\circ}21'52''$ West 138.99 feet; thence South $00^{\circ}38'08''$ West 8.00 feet; thence North $89^{\circ}21'52''$ West 25.00 feet; thence North $00^{\circ}38'08''$ East 8.00 feet; thence North $89^{\circ}21'52''$ West 46.00 feet; thence North $87^{\circ}27'19''$ West 60.03 feet; thence North $79^{\circ}09'38''$ West 50.80 feet; thence North $86^{\circ}20'14''$ West 9.70 feet to the West line of the East half of the Northwest quarter of the Southeast quarter of the Northwest quarter of said Section 26; thence North $1^{\circ}14'40''$ East 11.10 feet along said West line to the South margin of said Northup Way and the point of a non-tangent curve whose center bears South $3^{\circ}53'52''$ East a radius distance of 1,402.69 feet; thence Northeasterly along said curve to the right through a central angle of $1^{\circ}28'35''$ an arc distance of 36.14 feet along said South margin to a point 32.00 feet South of the North line of the Southeast quarter of the Northwest quarter of said Section 26; thence South $89^{\circ}21'52''$ East 293.76 feet to the point of beginning and containing 7,910 square feet, more or less.

ORIGINAL

Parcel No. PW-J 1761B
Temporary Construction Easement

That portion of the East half of the Northwest quarter of the Southeast quarter of the Northwest quarter of Section 26, Township 25 North, Range 5 East, W.M., King County, Washington, lying Southerly of Northup Way (N.E. 20th Street); said portion described as follows: Commencing at the Northeast corner of the East half of the Northwest quarter of the Southeast quarter of the Northwest quarter of said Section 26; thence South $1^{\circ}13'44''$ West 57.00 feet along the East line of said subdivision to the point of beginning of this description; thence South $1^{\circ}13'44''$ West 5.00 feet along said East line; thence North $89^{\circ}21'52''$ West 133.94 feet; thence South $00^{\circ}38'08''$ West 8.00 feet; thence North $89^{\circ}21'52''$ West 35.00 feet; thence North $00^{\circ}38'08''$ East 8.00 feet; thence North $89^{\circ}21'52''$ West 41.08 feet; thence North $87^{\circ}27'19''$ West 60.48 feet; thence North $79^{\circ}09'38''$ West 50.85 feet; thence North $86^{\circ}20'14''$ West 9.18 feet to the West line of the East half of the Northwest quarter of the Southeast quarter of the Northwest quarter of said Section 26; thence North $1^{\circ}14'40''$ East 5.00 feet along said West line; thence South $86^{\circ}20'14''$ East 9.70 feet; thence South $70^{\circ}09'38''$ East 50.80 feet; thence South $87^{\circ}27'19''$ East 60.03 feet; thence South $89^{\circ}21'52''$ East 46.00 feet; thence South $0^{\circ}38'08''$ West 8.00 feet; thence South $89^{\circ}21'52''$ East 25.00 feet; thence North $0^{\circ}38'08''$ East 8.00 feet; thence South $89^{\circ}21'52''$ East 138.99 feet to the point of beginning and containing 1,733 square feet, more or less.

Parcel No. PW-J 1762
Fee Simple

That portion of Lot 1, City of Bellevue Short Plat Number 77-57, as recorded under recording Number 7708220685, Records and Elections Division of King County, Washington, described as follows: Beginning at the Northeast corner of said Lot 1, thence South $1^{\circ}14'40''$ West 11.10 feet along the East line of said lot; thence North $86^{\circ}20'14''$ West 70.41 feet to the South margin of Northup Way (N.E. 20th Street) and a point of a non-tangent curve whose center bears South $6^{\circ}47'26''$ East a radius distance of 1,402.69 feet; thence Northeasterly along said curve to the right through a central angle of $2^{\circ}53'34''$ an arc distance of 70.82 feet along said South margin to the point of beginning and containing 411 square feet, more or less.

Parcel No. PW-J 1762A
Temporary Construction Easement

That portion of Lot 1, City of Bellevue Short Plat Number 77-57, as recorded under Recording Number 7708220685, Records and Elections Division of King County, Washington, described as follows: Commencing at the Northeast corner of said Lot 1; thence South $1^{\circ}14'40''$ West 11.10 feet along the East line of said lot to the point of beginning of this description; thence South $1^{\circ}14'40''$ West 5.00 feet along said East line; thence North $86^{\circ}20'14''$ West 70.35 feet; thence North $0^{\circ}38'08''$ East 5.01 feet to the South margin of Northup Way (N.E. 20th Street); thence South $86^{\circ}20'14''$ East 70.41 feet to the point of beginning and containing 352 square feet, more or less.

ORIGINAL

Parcel No. PW-J 1762B
Temporary Construction Easement

That portion of Lot 1, City of Bellevue Short Plat Number 77-57, as recorded under Recording Number 7708220685, Records and Elections Division of King County, Washington, described as follows: Beginning at the Northwest corner of said Lot 1; thence South $1^{\circ}14'40''$ West 27.74 feet along the West line of said lot; thence South $89^{\circ}21'52''$ East 8.36 feet; thence North $0^{\circ}38'08''$ East 28.99 feet to the Southerly margin of Northup Way (N.E. 20th Street) and the point of a non-tangent curve whose center bears South $08^{\circ}01'42''$ East a radius distance of 1,402.69 feet; thence Southwesterly along said curve to the left through a central angle of $00^{\circ}20'00''$ an arc distance of 8.16 feet along said Southerly margin to the point of beginning and containing 233 square feet, more or less.

Parcel No. PW-J 1763
Temporary Construction Easement

That portion of Lot 3, City of Bellevue Short Plat Number 78-73, as recorded under Recording No. 7811070888, Records and Elections Division of King County, Washington, described as follows: Beginning at the Northeast corner of said Lot 3; thence South $1^{\circ}14'40''$ West 27.74 feet along the East line of said lot; thence North $89^{\circ}21'52''$ West 26.64 feet; thence North $0^{\circ}38'08''$ East 23.20 feet to the Southerly margin of Northup Way (N.E. 20th Street) and the point of a non-tangent curve whose center bears South $9^{\circ}28'38''$ East a radius distance of 1,402.69 feet; thence Northeasterly along said curve to the right through a central angle of $1^{\circ}06'57''$ an arc distance of 27.32 feet along said Southerly margin to the point of beginning and containing 683 square feet, more or less.

Parcel No. PW-J 1765
Fee Simple

The South 15.00 feet of the North 80.00 feet of the South 110.00 feet of the West 80.00 feet of the East 711.50 feet of the Northeast quarter of the Northwest quarter of Section 26, Township 25 North, Range 5 East, W.M., King County, Washington, and containing 1,200 square feet, more or less.

Parcel No. PW-J 1765A
Temporary Construction Easement

That portion of the North 80.00 feet of the South 110.00 feet of the West 80.00 feet of the East 711.50 feet of the Northeast quarter of the Northwest quarter of Section 26, Township 25 North, Range 5 East, W.M., King County, Washington, described as follows: Commencing at the Southwest corner thereof; thence North $1^{\circ}11'55''$ East 15.00 feet along the West line thereof to the point of beginning of this description; thence North $1^{\circ}11'55''$ East 14.00 feet along said West line; thence South $89^{\circ}21'52''$ East 15.81 feet; thence South $0^{\circ}38'08''$ West 9.00 feet; thence South $89^{\circ}21'52''$ East 64.11 feet to the East line thereof; thence South $1^{\circ}11'55''$ West 5.00 feet along said East line; thence North $89^{\circ}21'52''$ West 80.00 feet to the point of beginning and containing 543 square feet, more or less.