ORIGINAL

02-27-86
1282c

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3614

AN ORDINANCE authorizing and providing for the acquisition of interests in land for the purpose of improving a portion of Main Street from Bellevue Way (104th Avenue N.E.) to 108th 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 Main Street from Bellevue Way (104th Avenue N.E.) to 108th Avenue N.E. as a project within the Capital Improvement Plan, and has, by Resolution No. 4607, approved the 1986-1990 Capital Improvement Plan; and

WHEREAS, the improvements are necessary to provide needed street widening, curbs, gutters, landscaping and sidewalks; 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.

ORIGINAL

02-27-86
1282c

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 24th day of March, 1986, and signed in authentication of its passage this 24th day of March, 1986.

(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 March 29, 1986

ORIGINAL

EXHIBIT A

Parcel No. PW-L 1779
Permanent Landscape, Sidewalk & Utility Easement

The South 12.50 feet of the East 138.87 feet of the West 168.84 feet of the East half of Lot 4, Block 3 of Cheriton Fruit Gardens No. 1, according to the plat thereof recorded in Volume 7 of Plats, Page 47, in the Records and Elections Division of King County, Washington; said South 12.50 feet containing 1,736 square feet, more or less.

Parcel No. PW-L 1779A
Temporary Construction Easement

The North 7.50 feet of the South 20.00 feet of the East 138.87 feet of the West 168.84 feet of the East half of Lot 4, Block 3 of Cheriton Fruit Gardens No. 1, according to the plat thereof recorded in Volume 7 of Plats, Page 47, in the Records and Elections Division of King County, Washington; said North 7.50 feet containing 1,042 square feet, more or less.

Parcel No. PW-L 1780
Fee Simple

That portion of the West 125.00 feet of the East 155.00 feet of Lot 4, Block 3 of Cheriton Fruit Gardens No. 1, according to the plat thereof recorded in Volume 7 of Plats, Page 47, in the Records and Elections Division of King County, Washington, described as follows: Commencing at the intersection of the center lines of 106th Avenue N.E. and Main Street; thence North 88°16'42" West 30.01 feet along the center line of said Main Street; thence North 0°02'17" West 30.01 feet to the intersection of the West margin of 106th Avenue N.E. and the North margin of Main Street; said point also being the point of beginning of this description; thence North 88°16'42" West 22.81 feet along said North margin to the point of a curve whose center bears North 1°43'18" East a radius distance of 30.00 feet; thence Northeasterly along said curve to the left through a central angle of 48°35'19" an arc distance of 25.44 feet to the West margin of said 106th Avenue N.E.; thence South 00°02'17" East 10.16 feet along said West margin to the point of beginning and containing 72 square feet, more or less.

ORIGINAL

Parcel No. PW-L 1780A
Permanent Landscape, Sidewalk & Utility Easement

That portion of the West 125.00 feet of the East 155.00 feet of Lot 4, Block 3 of Cheriton Fruit Gardens No. 1, according to the plat thereof recorded in Volume 7 of Plats, Page 47, in the Records and Elections Division of King County, Washington, described as follows: Commencing at the intersection of the center lines of 106th Avenue N.E. and Main Street; thence North 88°16'42" West 155.99 feet along the center line of said Main Street; thence North 1°43'18" East 30.00 feet to the intersection of the West line of the East 155.00 feet of said Lot 4 and the North margin of Main Street; said point also being the point of beginning of this description; thence North 00°02'17" West 12.51 feet along said West line; thence South 88°16'42" East 109.04 feet; thence North 1°43'18" East 17.50 feet; thence South 88°16'42" East 15.48 feet to the West margin of 106th Avenue N.E.; thence South 00°02'17" East 19.85 feet along said West margin to the point of a non-tangent curve whose center bears North 46°52'01" West a radius distance of 30.00 feet; thence Southwesterly along said curve to the right through a central angle of 48°35'19" an arc distance of 25.44 feet to the North margin of said Main Street; thence North 88°16'42" West 102.25 feet along said North margin to the point of beginning and containing 1,767 square feet, more or less.

Parcel No. PW-L 1780B
Temporary Construction Easement

That portion of the West 125.00 feet of the East 155.00 feet of Lot 4, Block 3 of Cheriton Fruit Gardens No. 1, according to the plat thereof recorded in Volume 7 of Plats, Page 47, in the Records and Elections Division of King County, Washington, described as follows: Commencing at the intersection of the center lines of 106th Avenue N.E. and Main Street; thence North 88°16'42" West 155.99 feet along the center line of said Main Street; thence North 1°43'18" East 30.00 feet to the intersection of the West line of the East 155.00 feet of said Lot 4 and the North margin of Main Street; thence North 00°02'17" West 12.51 feet along said West line to the point of beginning of this description; thence continuing North 00°02'17" West 7.50 feet along said West line; thence South 88°16'42" East 109.27 feet; thence South 1°43'18" West 7.50 feet; thence North 88°16'42" West 109.04 feet to the point of beginning and containing 819 square feet, more or less.

ORIGINAL

Parcel No. PW-L 1781
Fee Simple

That portion of the West half of Lot 3, Block 3 of Cheriton Fruit Gardens No. 1, according to the plat thereof recorded in Volume 7 of Plats, Page 47, in the Records and Elections Division of King County, Washington, described as follows: Commencing at the intersection of the center lines of 106th Avenue N.E. and Main Street; thence South 88°16'38" East 30.01 feet along the center line of said Main Street; thence North 00°02'17" West 30.01 feet to the intersection of the North margin of Main Street and the East margin of 106th Avenue N.E.; said point also being the point of beginning of this description; thence North 00°02'17" West 9.07 feet along the East margin of said 106th Avenue N.E. to the point of a non-tangent curve whose center bears North 47°27'58" East a radius distance of 30.00 feet; thence Southeasterly along said curve to the left through a central angle of 45°44'36" an arc distance of 23.95 feet to the North margin of said Main Street; thence North 88°16'38" West 21.21 feet along said North margin to the point of beginning and containing 59 square feet, more or less.

Parcel No. PW-L 1781 A
Fee Simple

That portion of the West half of Lot 3, Block 3 of Cheriton Fruit Gardens No. 1, according to the plat thereof recorded in Volume 7 of Plats, Page 47, in the Records and Elections Division of King County, Washington, described as follows: Commencing at the intersection of the center lines of 106th Avenue N.E. and Main Street; thence South 88°16'38" East 30.01 feet along the center line of said Main Street; thence North 00°02'17" West 30.01 feet to the intersection of the East margin of 106th Avenue N.E. and the North margin of Main Street; thence South 88°16'38" East 262.93 feet along said North margin to the point of beginning of this description; thence Northeasterly along a curve to the left having a radius of 30.00 feet through a central angle of 73°29'58" an arc distance of 38.48 feet to the West margin of 107th Avenue N.E.; thence South 00°01'42" West 10.67 feet along said West margin; thence Southwesterly along a curve to the right having a radius of 10.50 feet through a central angle of 91°41'40" an arc distance of 16.80 feet along the West margin of 107th Avenue N.E. and the North margin of Main Street; thence North 88°16'38" West 18.59 feet along said North margin to the point of beginning and containing 145 square feet, more or less.

ORIGINAL

Parcel No. PW-L 1781B
Fee Simple

That portion of the West half of Lot 3, Block 3 of Cheriton Fruit Gardens No. 1, according to the plat thereof recorded in Volume 7 of Plats, Page 47, in the Records and Elections Division of King County, Washington, described as follows: Commencing at the intersection of the center lines of 106th Avenue N.E. and Main Street; thence South 88°16'38" East 30.01 feet along the center line of Main Street; thence North 00°02'17" West 30.01 feet to the intersection of the East margin of 106th Avenue N.E. and the North margin of Main Street; thence South 88°16'38" East 281.52 feet along said North margin; thence Northeasterly along a curve to the left having a radius of 10.50 feet through a central angle of 91°41'40" an arc length of 16.80 feet along the North margin of Main Street and the West margin of 107th Avenue N.E.; thence North 00°01'42" East 10.67 feet along said West margin to the point of a non-tangent curve whose center bears North 71°46'36" West a radius distance of 30.00 feet; thence Northeasterly along said curve to the left through a central angle of 1°39'14" an arc distance of 0.87 feet to the point of beginning of this description; thence continuing Northeasterly along said curve to the left through a central angle of 16°32'27" an arc distance of 8.66 feet to the West margin of 107th Avenue N.E.; thence South 00°01'42" West 8.54 feet along said West margin; thence North 89°58'18" West 1.24 feet along the Westerly margin 107th Avenue N.E. to the point of beginning and containing 4 square feet, more or less.

ORIGINAL

Parcel No. PW-L 1781 C
Permanent Landscape, Sidewalk and Utility Easement

That portion of the West half of Lot 3, Block 3 of Cheriton Fruit Gardens No. 1, according to the plat thereof recorded in Volume 7 of Plats, Page 47, in the Records and Elections Division of King County, Washington, described as follows: Commencing at the intersection of the center lines of 106th Avenue N.E. and Main Street; thence South 88°16'38" East 30.01 feet along the center line of said Main Street; thence North 00°02'17" West 30.01 feet to the intersection of the North margin of Main Street and the East margin of 106th Avenue N.E.; thence continuing North 00°02'17" West 9.07 feet along said East margin to the point of beginning of this description; thence continuing North 00°02'17" West 20.27 feet along said East margin; thence North 89°57'43" East 2.12 feet to the point of a non-tangent curve whose center bears North 89°57'43" East a radius distance of 20.00 feet; thence Southeasterly along said curve to the left through a central angle of 88°14'21" an arc distance of 30.80 feet; thence South 88°16'38" East 241.72 feet; thence Northeasterly along a curve to the left having a radius of 20.00 feet through a central of 91° 41'40" an arc distance of 32.01 feet; thence South 89°58'18" East 10.00 feet to the West margin of 107th Avenue N.E. and the point of a non-tangent curve whose center bears North 89°58'18" West a radius distance of 30.00 feet, thence Southwesterly along said curve to the right through a central angle of 16°32'27" an arc distance of 8.66 feet to the Westerly margin of said 107th Avenue N.E.; thence North 89°58'18" West 0.26 feet along said Westerly margin; thence South 00°01'42" West 0.83 feet along said Westerly margin to the point of non-tangent curve whose center bears North 71°46'36" West a radius distance of 30.00 feet; thence Southwesterly along said curve to the right through a central angle of 73°29'38" West an arc distance of 38.48 feet to the North margin of Main Street; thence North 88°16'38" West 241.72 feet along said North margin; thence Northwesterly along a curve to the right having a radius of 30.00 feet through a central angle of 45°44'36" an arc distance of 23.95 feet to the East margin of 106th Avenue N.E. and the point of beginning and containing 3,093 square feet, more or less.

ORIGINAL

Parcel No. PW-L 1781 D
Temporary Construction Easement

That portion of the West half of Lot 3, Block 3 of Cheriton Fruit Gardens No. 1, according to the plat thereof recorded in Volume 7 of Plats, Page 47, in the Records and Elections Division of King County, Washington, described as follows: Commencing at the intersection of the center lines of 106th Avenue N.E. and Main Street; thence South 88°16'38" East 30.01 feet along the center line of said Main Street; thence North 00°02'17" West 30.01 feet to the intersection of the North margin of Main Street and the East margin of 106th Avenue N.E.; thence continuing North 00°02'17" West 29.33 feet along said East margin to the point of beginning of this description; thence continuing North 00°02'17" West 16.69 feet along said East margin; thence South 88°16'38" East 17.98 feet; thence South 1°43'22" West 26.00 feet; thence South 88°16'38" East 85.00 feet; thence North 1°43'22" East 32.00 feet; thence South 88°16'38" East 71.00 feet; thence South 1°43'22" West 32.00 feet; thence South 88°16'38" East 96.00 feet; thence North 1°43'22" East 15.00 feet; thence South 88°16'38" East 24.23 feet to the West margin of 107th Avenue N.E.; thence South 0°01'42" West 4.12 feet along said West margin; thence North 89°58'18" West 10.00 feet to the point of a non-tangent curve whose center bears North 89°58'18" West a radius distance of 20.00 feet; thence Southwesterly along said curve to the right through a central angle of 91°41'40" an arc distance of 32.01 feet; thence North 88°16'38" West 241.72 feet; thence Northwesterly along a curve to the right having a radius of 20.00 feet through a central angle of 88°14'21" an arc distance of 30.80 feet; thence South 89°57'43" West 2.12 feet to East margin of 106th Avenue N.E. and the point of beginning and containing 5,614 square feet, more or less.

ORIGINAL

Parcel No. PW-L 1782
Fee Simple

That portion of Lot 13 of Brazell Addition, according to the plat thereof recorded in Volume 43 of Plats, Page 16, in the Records and Elections Division of King County, Washington, described as follows: Beginning at the Southwest corner of said Lot 13; thence North 0°01'42" East 19.10 feet along the West line of said Lot 13 to the point of non-tangent curve whose center bears North 70°24'28" East a radius distance of 30.00 feet; thence Southeasterly along said curve to the left through a central angle of 68°41'07" an arc distance of 35.96 feet to the South line of said Lot 13; thence North 88°16'38" West 27.38 feet along said South line to the point of beginning and containing 141 square feet, more or less.

Parcel No. PW-L 1782A
Permanent Landscape, Sidewalk & Utility Easement

That portion of Lots 10 through 13 of Brazell Addition, according to the plat thereof recorded in Volume 43 of Plats, Page 16, in the Records and Elections Division of King County, Washington, described as follows: Commencing at the Southwest corner of said Lot 13; thence North 00°01'42" East 19.10 feet along the West line of said Lot 13 to the point of beginning of this description; thence continuing North 00°01'42" East 10.07 feet along said West line; thence South 89°58'18" East 10.76 feet to the point of non-tangent curve whose center bears South 89°58'18" East a radius distance of 17.50 feet; thence Southeasterly along said curve to the left through a central angle of 88°18'20" an arc distance of 26.97 feet; thence South 88°16'38" East 207.54 feet to the North margin of Main Street and the point of a non-tangent curve whose center bears North 34°15'58" West a radius distance of 65.49 feet; thence Southwesterly along said curve to the right through a central angle of 35°59'20" an arc distance of 41.14 feet along said North margin; thence North 88°16'38" West 169.06 feet along said North margin; thence Northwesterly along a curve to the right having a radius of 30.00 feet through a central angle of 68°41'07" an arc distance of 35.96 feet to the point of beginning and containing 2,886 square feet, more or less.

ORIGINAL

Parcel No. PW-L 1782B
Temporary Construction Easement

That portion of Lots 10 through 13 of Brazell Addition, according to the plat thereof recorded in Volume 43 of Plats, Page 16, in the Records and Elections Division of King County, Washington, described as follows: Commencing at the Southwest corner of said Lot 13; thence North 00°01'42" East 29.18 feet along the West line of said Lot 13 to the point of beginning of this description; thence continuing North 00°01'42" East 5.84 feet along said West line; thence South 88°16'38" East 18.76 feet; thence South 1°43'22" West 17.50 feet; thence South 88°16'38" East 223.28 feet to the North margin of Main Street and the point of a non-tangent curve whose center bears North 41°09'25" West a radius distance of 65.49 feet; thence Southwesterly along said curve to the right through a central angle of 6°53'27" an arc distance 7.88 feet along said North margin; thence North 88°16'38" West 207.54 feet; thence Northwesterly along a curve to the right having a radius of 17.50 feet through a central angle of 88°18'20" an arc distance 26.97 feet; thence North 89°58'18" West 10.76 feet to the point of beginning and containing 1,274 square feet, more or less.

Parcel No. PW-L 1788
Signal Easement

That portion of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 32, Township 25 North, Range 5 East, W.M., King County, Washington, described as follows: Commencing at the Northeast corner of said subdivision thence North 88°16'38" West 36.96 feet along the North line of said subdivision; thence South 1°43'22" West 31.60 feet to the South margin of Main Street as conveyed to the City of Bellevue by deed recorded under Recording No. 5797453, in the Records and Elections Divisions of King County, Washington and the point of beginning of this description; thence continuing South 1°43'22" West 13.41 feet; thence South 88°16'38" East 8.23 feet to the West margin of 108th Avenue S.E.; thence North 00°05'11" East 8.44 feet along said West margin to the point of a non-tangent curve whose center bears South 44°39'14" West a radius distance of 24.50 feet; thence Northwesterly along said curve to the left through a central angle of 22°08'38" an arc distance of 9.47 feet along the South margin of Main Street to the point of beginning and containing 91 square feet, more or less.

ORIGINAL

Parcel No. PW-L 1788A
Permanent Landscape, Sidewalk, Utility and Retaining Wall Easement

That portion of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 32, Township 25 North, Range 5 East, W.M., King County, Washington, described as follows: Commencing at the Northeast corner of said subdivision; thence North 88°16'38" West 207.96 feet along the North line of said subdivision; thence South 1°43'22" West 30.00 feet to the South margin of Main Street and the point of beginning of this description; thence continuing South 1°43'22" West 14.50 feet; thence North 88°16'38" West 20.79 feet to the West line of the East 230.00 feet of the Northeast quarter of the Northeast quarter of Southwest quarter of said Section 32; thence North 00°05'11" East 14.51 feet along said West line to the South margin of Main Street; thence South 88°16'38" East 21.20 feet along said South margin to the point of beginning and containing 304 square feet, more or less.

Parcel No. PW-L 1788B
Temporary Construction Easement

That portion of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 32, Township 25 North, Range 5 East, W.M., King County, Washington, described as follows: Commencing at the Northeast corner of said subdivision; thence North 88°16'38" West 204.96 feet along the North line of said subdivision; thence South 1°43'22" West 30.00 feet to the South margin of Main Street and the point of beginning of this description; thence continuing South 1°43'22" West 20.00 feet; thence North 88°16'38" West 23.63 feet to the West line of the East 230.00 feet of the Northeast quarter of the Northeast quarter of the Southwest quarter of said Section 32; thence North 00°05'11" East 5.50 feet along said West line; thence South 88°16'38" East 20.79 feet; thence North 1°43'22" East 14.50 feet to the South margin of Main Street; thence South 88°16'38" East 3.00 feet along said South margin to the point of beginning and containing 174 square feet, more or less.

Parcel No. PW-L 1789
Permanent Landscape, Sidewalk & Utility Easement

That portion of the West half of Lot 4, Block 3 of Cheriton Fruit Gardens No. 1, according to the plat thereof recorded in Volume 7 of Plats, Page 47, in the Records and Elections Division of King County, Washington and the West 30.00 feet of the East half of said Lot 4, described as follows: Commencing at the intersection of the center lines of 106th Avenue N.E. and Main Street; thence North 88°16'42" West 294.85 feet along the center line of said Main Street; thence North 1°43'18" East 30.00 feet to the intersection of the North margin of said Main Street and the East line of the West 30.00 feet of the East half of said Lot 4; said point also being the point of beginning of this description; thence North 88°16'42" West 39.48 feet along said North margin; thence North 1°43'18" East 12.50 feet; thence South 88°16'42" East 39.09 feet to the East line of the West 30.00 feet of the East half of said Lot 4; thence South 00°06'07" East 12.51 feet along said East line to the point of beginning and containing 491 square feet, more or less.

ORIGINAL

Parcel No. PW-L 1789A
Temporary Construction Easement

That portion of the West half of Lot 4, Block 3 of Cheriton Fruit Gardens No. 1, according to the plat thereof recorded in Volume 7 of Plats, Page 47, in the Records and Elections Division of King County, Washington and the West 30.00 feet of the East half of said Lot 4, described as follows: Commencing at the intersection of the center lines of 106th Avenue N.E. and Main Street; thence North 88°16'42" West 294.85 feet along the center line of said Main Street; thence North 0°43'18" East 30.00 feet to the intersection of the North margin of said Main Street and the East line of the West 30.00 feet of the East half of said Lot 4; thence North 00°06'07" West 12.51 feet along said East line to the point of beginning of this description; thence North 88°16'42" West 39.09 feet; thence South 1°43'18" West 12.50 feet to the North margin of said Main Street; thence North 88°16'42" West 3.00 feet along said North margin; thence North 1°43'18" East 20.00 feet; thence South 88°16'42" East 41.85 feet to the East line of the West 30.00 feet of the East half of said Lot 4; thence South 00'06'07" East 7.50 feet along said East line to the point of beginning of this description and containing 352 square feet, more or less.

Parcel No. PW-L 1815
Signal Easement

That portion of the Southwest quarter of the Northeast quarter of Section 32, Township 25 North, Range 5 East, W.M., described as follows: Commencing at the Southwest corner of said subdivision; thence South 88°03'45" East 38.04 feet along the South line of said subdivision; thence North 1°56'15" East 40.00 feet to the North margin of Main Street and the point of beginning of this description; thence North 88°03'45" West 9.31 feet along said North margin to the intersection of the East margin of 108th Avenue N.E.; thence North 00°05'42" East 15.01 feet along said East margin; thence South 88°03'45" East 9.79 feet; thence South 1°56'15" West 15.00 feet to the North margin of Main Street and the point of beginning and containing 143 square feet, more or less.

ORIGINAL

Parcel No. PW-L 1817
Permanent Landscape, Sidewalk, Utility and Retaining Wall Easement

That portion of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 32, Township 25 North, Range 5 East, W.M., King County, Washington, described as follows: Commencing at the Northeast corner of said subdivision; thence North 88°16'38" West 230.02 feet along the North line of said subdivision to the West line of the East 230.00 feet of said subdivision; thence South 0°05'11" West 30.01 feet along said West line to the South margin of Main Street and the point of beginning of this description; thence continuing South 0°05'11" West 14.51 feet along said West line; thence North 88°16'38" West 82.21 feet; thence North 1°43'22" East 2.00 feet; thence North 88°16'38" West 30.87 feet to the East line of Lot 16 of Trinwith Addition, according to the plat thereof recorded in Volume 44 of Plats, Page 96, in the Records and Elections Division of King County, Washington; thence North 0°09'09" East 12.51 feet along said East line to the South margin of Main Street; thence South 88°16'38" East 113.01 feet along said South margin to the point of beginning and containing 1,577 square feet, more or less.

Parcel No. PW-L 1817A
Temporary Construction Easement

That portion of the Northeast quarter of the Northeast quarter of the Southwest quarter of Section 32, Township 25 North, Range 5 East, W.M., King County, Washington, described as follows: Commencing at the Northeast corner of said subdivision; thence North 88°16'38" West 230.02 feet along the North line of said subdivision to the West line of the East 230.00 feet of said subdivision; thence South 0°05'11" West 30.01 feet along said West line to the South margin of Main Street; thence continuing South 0°05'11" West 14.51 feet along said West line to the point of beginning of this description; thence continuing South 0°05'11" West 5.50 feet along said West line; thence North 88°16'38" West 113.03 feet to the East line of Lot 16 of Trinwith Addition, according to the plat thereof recorded in Volume 44 of Plats, Page 96, in the Records and Elections Division of King County, Washington; thence North 0°09'09" East 7.50 feet along said East line; thence South 88°16'38" East 30.87 feet; thence South 1°43'22" West 2.00 feet; thence South 88°16'38" East 82.21 feet to the point of beginning and containing 683 square feet, more or less.

ORIGINAL

Parcel No. PW-L 1821
Permanent Landscape, Sidewalk, Utility and Retaining Wall Easement

That portion of Lots 1 through 6 of Maxwelton Braes, according to the plat thereof recorded in Volume 21 of Plats, Page 80, in the Records and Elections Division of King County, Washington, described as follows: Beginning at the Northeast corner of said Lot 1; thence South 00°10'50" West 8.50 feet along the East line of said Lot 1; thence North 88°16'42" West 161.99 feet; thence South 1°43'18" West 4.00 feet; thence North 88°16'42" West 77.00 feet; thence South 1°43'18" West 2.00 feet; thence North 88°16'42" West 28.00 feet to the East margin of 105th Avenue S.E.; thence North 0°13'18" East 11.93 feet along said East margin to the South margin of Main Street as conveyed to the City of Bellevue by deed recorded under Recording No. 5903038, in the Records and Elections Division of King County, Washington and the point of non-tangent curve whose center bears South 24°46'49" East a radius distance of 24.50 feet; thence Northeasterly along said curve to the right through a central angle of 26°30'07" an arc distance of 11.33 feet along said South margin; thence South 88°16'42" East 256.15 feet along said South margin to the point of beginning and containing 2,738 square feet, more or less.

Parcel No. PW-L 1821A
Temporary Construction Easement

That portion of Lots 1 through 6 of Maxwelton Braes, according to the plat thereof recorded in Volume 21 of Plats, Page 80, in the Records and Elections Division of King County, Washington, described as follows: Commencing at the Northeast corner of said Lot 1; thence South 00°10'50" West 8.50 feet along the East line of said Lot 1 to the point of beginning of this description; thence continuing South 00°10'50" West 5.00 feet along said East line thence North 88°16'42" West 127.13 feet; thence South 1°43'18" West 4.50 feet; thence North 88°16'42" West 139.91 feet to the East margin of 106th Avenue S.E.; thence North 00°13'18" East 3.50 feet along said East margin; thence South 88°16'42" East 28.00 feet; thence North 1°43'18" East 2.00 feet; thence South 88°16'42" East 77.00 feet; thence North 1°43'18" East 4.00 feet; thence South 88°16'42" East 161.99 feet to the point of beginning and containing 1,489 square feet, more or less.

ORIGINAL

Parcel No. PW-L 1825
Permanent Landscape, Sidewalk, Utility and Retaining Wall Easement

That portion of Lot 1 of Trinwith Addition, according to the plat thereof recorded in Volume 44 of Plats, Page 96, in the Records and Elections Division of King County, Washington, described as follows: Beginning at the Northwest corner of said Lot 1; thence South 88°16'38" East 143.99 feet along the South margin of Main Street; thence Southeasterly along a curve to the right having a radius of 24.50 feet through a central angle of 41°16'51" an arc distance of 17.65 feet along the South margin of Main Street as conveyed to the City of Bellevue by deed recorded under Recording No. 5797456, in the Records and Elections Division of King County, Washington to the West margin of 107th Avenue S.E.; thence South 00°10'50" West 11.92 feet along said West margin to the point of a non-tangent curve whose center bears South 66°37'22" West a radius distance of 16.50 feet; thence Northwesterly along said curve to the left through a central angle of 64°54'00" an arc distance of 18.69 feet; thence North 88°16'38" West 145.31 feet to the West line of said Lot 1; thence North 00°10'50" East 8.50 feet along said West line to the point of beginning and containing 1,368 square feet, more or less.

Parcel No. PW-L 1825A
Temporary Construction Easement

That portion of Lot 1 of Trinwith Addition, according to the plat thereof recorded in Volume 44 of Plats, Page 96, in the Records and Elections Division of King County, Washington, described as follows: Commencing at the Northwest corner of said Lot 1; thence South 00°10'50" West 8.50 feet along the West line of said lot to the point of beginning of this description; thence South 88°16'38" East 145.31 feet; thence Southeasterly along a curve to the right having a radius of 16.50 feet through a central angle of 64°54'00" an arc distance of 18.69 feet to the West margin of 107th Avenue S.E.; thence South 00°10'50" West 2.00 feet along said West margin; thence North 88°16'38" West 17.31 feet; thence North 1°43'22" East 6.50 feet; thence North 88°16'38" West 105.00 feet; thence South 1°43'22" West 16.50 feet; thence North 88°16'38" West 37.42 feet to the West line of said Lot 1; thence North 00°10'50" East 21.51 feet along said West line to the point of beginning and containing 1,494 square feet, more or less.

ORIGINAL

Parcel No. PW-L1827
Permanent Landscape, Sidewalk, Utility and
Retaining Wall Easement

That portion of Lots 15 and 16 of Trinwith Addition, according to the plat thereof recorded in Volume 44 of Plats, Page 96, in the Records and Elections Division of King County, Washington, described as follows: Beginning at the Northeast corner of said Lot 16; thence South 00°09'09" West 12.51 feet along the East line of said Lot 16; thence North 88°16'38" West 90.68 feet; thence Southwesterly along a curve to the left having a radius of 12.00 feet through a central angle of 91°32'32" an arc distance of 19.17 feet to the East margin of 107th Avenue S.E.; thence North 00°10'50" East 19.02 feet along said East margin to the South margin of Main Street as conveyed to the City of Bellevue by deed recorded under Recording No. 5797452, in the Records and Elections Division of King County, Washington and the point of a non-tangent curve whose center bears South 38°34'07" East a radius distance of 24.50 feet; thence Northeasterly along said curve to the right through a central angle of 40°17'29" an arc distance of 17.23 feet along said South margin; thence South 88°16'38" East 87.00 feet along said South margin to the point of beginning and containing 1,291 square feet, more or less.

Parcel No. PW-L 1827A
Temporary Construction Easement

That portion of Lots 15 and 16 of Trinwith Addition, according to the plat thereof recorded in Volume 44 of Plats, Page 96, in the Records and Elections Division of King County, Washington, described as follows: Commencing at the Northeast corner of said Lot 16; thence South 00°09'09" West 12.51 feet along the East line of said Lot 16 to the point of beginning of this description; thence continuing South 00°09'09" West 7.50 feet along said East line; thence North 88°16'38" West 97.34 feet; thence South 00°10'50" West 50.00 feet; thence North 88°16'38" West 5.67 feet to the East margin of 107th Avenue S.E.; thence North 00°10'50" East 45.18 feet along said East margin; thence Northeasterly along a curve to the right having a radius of 12.00 feet through a central angle of 91°32'32" an arc distance of 19.17 feet; thence South 88°16'38" East 90.68 feet to the point of beginning and containing 1,023 square feet, more or less.