

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5498

AN ORDINANCE authorizing and providing for the acquisition of interests in land for CIP Plan No. PW-R-133, Northup Way – 120th to 124th Avenues NE Transportation Improvements, within the City of Bellevue; providing for condemnation, appropriation, taking and damaging of land and property rights necessary therefore; providing for the cost thereof and directing the initiation of appropriate proceedings in the manner provided by law for said condemnation.

WHEREAS, on December 9, 2002, the City Council adopted the 2003-2009 CIP, which included CIP Plan No. PW-R-133, Northup Way – 120th to 124th Avenues NE Transportation Improvements; and

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

Section 2. The cost and expense of acquiring said property rights shall be paid for from the Capital Investment Plan, or from other monies the City may have available or may obtain therefore. The Director of the Transportation Department or his designee is hereby authorized to negotiate with and make offers to the owners of said land or property for the purposes of making or paying just compensation, and to approve the payment of just compensation as negotiated with said owners or as ordered by the Court.

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. The City Attorney is further authorized to approve and enter into any and all such agreements, stipulations, and orders necessary to carry out the provisions of this ordinance, including for the payment of just compensation as agreed to with the property owners, or as ordered by the Court.

ORIGINAL

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 1st day of December,
2003, and signed in authentication of its passage this 1st day of December
_____, 2003.

(SEAL)

Connie B. Marshall
Connie B. Marshall, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard L. Andrews
Richard L. Andrews, City Attorney

Attest:

Myrna L. Basich
Myrna L. Basich, City Clerk

Published December 5, 2003

EXHIBIT "A"

Parcel 4857

Permanent Sidewalk, Landscape & Utilities Easement

That portion of Lot 3, City of Bellevue Short Plat No. 84-01, filed under Recording No. 8405019002, in King County, Washington, described as follows:

Beginning at the Southeast corner of Lot 3 as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the south line thereof North 88°48'16" West 3.18 feet to a point being 42.00 feet southwesterly of, as measured at right angles to, the Construction Centerline as shown on said Proposed Right of Way Plans;

Thence leaving said south line and parallel with said Construction Centerline North 46°58'10" West 42.79 feet;

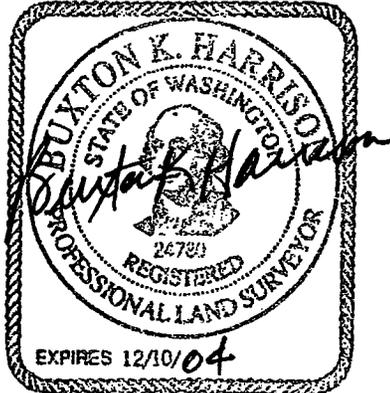
Thence North 40°12'09" East 0.39 feet to the northeasterly line of Lot 3;

Thence along said line South 49°47'51" East 32.71 feet to a point on a non-tangent curve to the left;

Thence southeasterly along said curve of which the center bears North 43°01'50" East 640.00 feet, through a central angle of 1°07'11", subtended by an arc length of 12.51 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 62 square feet.

02029row.doc
BKH/10-22-2003



11/6/03

EXHIBIT "A"

Parcel 4857
Permanent Wall Easement

That portion of Lot 3, City of Bellevue Short Plat No. 84-01, filed under Recording No. 8405019002, in King County, Washington, described as follows:

Commencing at the Southeast corner of Lot 3 as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the south line thereof North 88°48'16" West 3.18 feet to a point being 42.00 feet southwesterly of, as measured at right angles to, the Construction Centerline as shown on said Proposed Right of Way Plans, and the **Point of Beginning**;

Thence continuing along said south line North 88°48'16" West 4.50 feet to a point being 45.00 feet southwesterly of, as measured at right angles to, said Construction Centerline;

Thence leaving said south line and parallel with said Construction Centerline North 46°58'10" West 17.00 feet;

Thence North 73°59'27" West 18.93 feet;

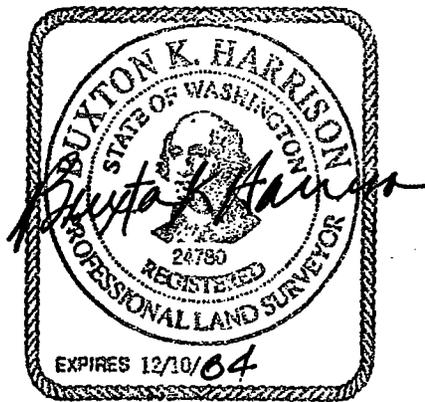
Thence parallel with said Construction Centerline North 46°58'10" West 5.00 feet;

Thence North 40°12'09" East 11.61 feet to a point being 42.00 feet southwesterly of, as measured at right angles to, said Construction Centerline;

Thence parallel with said Construction Centerline South 46°58'10" East 42.79 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 240 square feet.

02029row.doc
BKH/10-22-2003



11/6/03

EXHIBIT "A"

Parcel 4857
Temporary Construction Easement

That portion of Lot 3, City of Bellevue Short Plat No. 84-01, filed under Recording No. 8405019002, in King County, Washington, described as follows:

Commencing at the Southeast corner of Lot 3 as located and shown on the Proposed Right of Way Plans of Northrup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the south line thereof North 88°48'16" West 7.68 feet to a point being 45.00 feet southwesterly of, as measured at right angles to, the Construction Centerline as shown on said Proposed Right of Way Plans, and the **Point of Beginning**;

Thence continuing along said south line North 88°48'16" West 63.03 feet to a point being 45.00 feet southwesterly of, as measured at right angles to, the northeasterly line of Lot 3;

Thence leaving said south line and parallel with said northeasterly line North 49°47'51" West 30.95 feet;

Thence perpendicular North 40°12'09" East 32.00 feet;

Thence parallel with said northeasterly line North 49°47'51" West 79.45 feet;

Thence perpendicular North 40°12'09" East 13.00 feet to the northeasterly line of Lot 3;

Thence along said line South 49°47'51" East 5.00 feet;

Thence leaving said northeasterly line perpendicular South 40°12'09" West 8.00 feet;

Thence parallel with northeasterly line of Lot 3 South 49°47'51" East 90.11 feet;

Thence perpendicular North 40°12'09" East 8.00 feet to the northeasterly line of Lot 3;

Thence along said line South 49°47'51" East 25.03 feet;

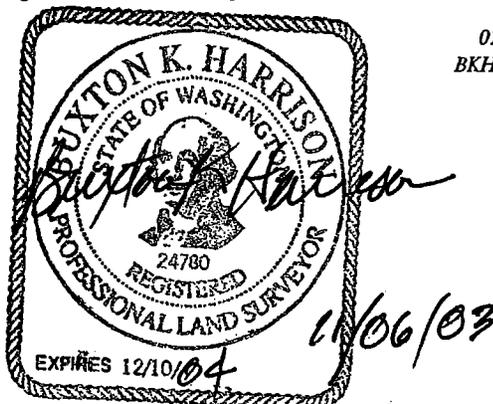
Thence leaving said northeasterly line perpendicular South 40°12'09" West 12.00 feet;

Thence parallel with the Construction Centerline as shown on said Proposed Right of Way Plans South 46°58'10" East 5.00 feet;

Thence South 73°59'27" East 18.93 feet to a point being 45.00 feet southwesterly of, as measured at right angles to, said Construction Centerline;

Thence parallel with said Construction Centerline South 46°58'10" East 17.00 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 2,649 square feet.



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BKH/10-22-2003

EXHIBIT "B"

Parcel 4857
Permanent Wall Easement

That portion of Lot 3, City of Bellevue Short Plat No. 84-01, filed under Recording No. 8405019002, in King County, Washington, described as follows:

Commencing at the Southeast corner of Lot 3 as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the northeasterly line thereof and northwesterly with a curve of which the center bears North $41^{\circ}54'39''$ East 640.00 feet, through a central angle of $1^{\circ}07'11''$, subtended by an arc length of 12.51 feet to a point of non-tangency;

Thence North $49^{\circ}47'51''$ West 57.74 feet to the **Point of Beginning**;

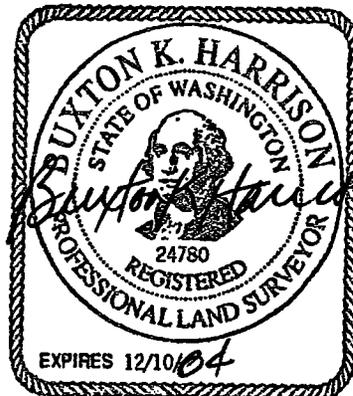
Thence perpendicular South $40^{\circ}12'09''$ West 8.00 feet;

Thence parallel with said northeasterly line North $49^{\circ}47'51''$ West 90.11 feet;

Thence perpendicular North $40^{\circ}12'09''$ East 8.00 feet to the northeasterly line of Lot 3;

Thence along said line South $49^{\circ}47'51''$ East 90.11 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 721 square feet.



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EXHIBIT "A"

Parcel 4858

Permanent Sidewalk, Landscape & Utilities Easement

That portion of Parcel 2, City of Bellevue Short Plat No. 78-06, filed under Recording No. 7802140968, in King County, Washington, described as follows:

Beginning at the Northeast corner of Parcel 2 as located and shown on the Proposed Right of Way Plans of Northrup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the northeasterly line thereof and southeasterly with a curve of which the center bears North $41^{\circ}54'39''$ East 640.00 feet, through a central angle of $8^{\circ}54'56''$, subtended by an arc length of 99.59 feet to the East corner of Parcel 2;

Thence along the southeasterly line thereof South $35^{\circ}52'37''$ West 6.04 feet to a point being 44.00 feet southwesterly of, as measured radially to, the Construction Centerline as shown on said Proposed Right of Way Plans;

Thence leaving said southeasterly line and concentric with said Construction Centerline, northwesterly along a curve of which the center bears North $34^{\circ}06'13''$ East 644.00 feet, through a central angle of $6^{\circ}13'22''$, subtended by an arc length of 69.94 feet;

Thence South $40^{\circ}32'56''$ West 2.50 feet;

Thence perpendicular North $49^{\circ}27'04''$ West 5.00 feet;

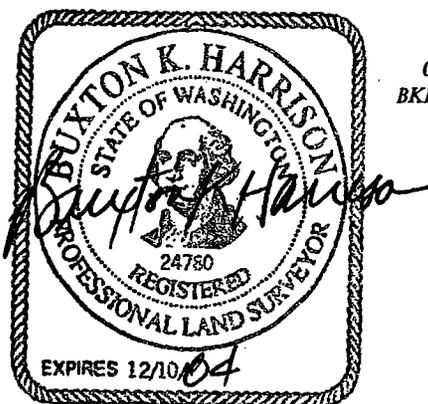
Thence perpendicular North $40^{\circ}32'56''$ East 2.50 feet to a point being 44.00 feet southwesterly of, as measured radially to, said Construction Centerline;

Thence concentric with said Construction Centerline, northwesterly along a curve of which the center bears North $40^{\circ}46'16''$ East 644.00 feet, through a central angle of $2^{\circ}15'34''$, subtended by an arc length of 25.40 feet to a point of tangency;

Thence North $46^{\circ}58'10''$ West 4.44 feet to the north line of Parcel 2;

Thence along said north line South $88^{\circ}48'16''$ East 6.18 feet to the **Point of Beginning**, and there ending; all in King County, Washington.

Containing 529 square feet.



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11/6/03

EXHIBIT "A"

Parcel 4858
Permanent Wall Easement

That portion of Parcel 2, City of Bellevue Short Plat No. 78-06, filed under Recording No. 7802140968, in King County, Washington, described as follows:

Commencing at the Northeast corner of Parcel 2 as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the north line thereof North 88°48'16" West 6.18 feet to a point being 44.00 feet southwesterly of, as measured at right angles to, the Construction Centerline as shown on said Proposed Right of Way Plans, and the **Point of Beginning**;

Thence leaving said north line and parallel with said Construction Centerline South 46°58'10" East 4.44 feet to a point of curvature of a 644.00 feet radius curve to the left;

Thence southeasterly along said curve, through a central angle of 2°15'34", subtended by an arc length of 25.40 feet;

Thence South 40°32'56" West 2.50 feet;

Thence perpendicular South 49°27'04" East 5.00 feet;

Thence perpendicular North 40°32'56" East 2.50 feet to a point being 44.00 feet southwesterly of, as measured radially to, said Construction Centerline;

Thence concentric with said Construction Centerline, southeasterly along a curve of which the center bears North 40°19'35" East 644.00 feet, through a central angle of 6°13'22", subtended by an arc length of 69.94 feet to the southeasterly line of Parcel 2;

Thence along said southeasterly line South 35°52'37" West 8.00 feet to a point being 52.00 feet southwesterly of, as measured radially to, said Construction Centerline;

Thence leaving said southeasterly line and concentric with said Construction Centerline, northwesterly along a curve of which the center bears North 34°07'31" East 652.00 feet, through a central angle of 10°04'04", subtended by an arc length of 114.57 feet to the north line of Parcel 2;

Thence along said north line South 88°48'16" East 11.79 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 865 square feet.



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BKH/10-22-2003

EXHIBIT "A"

Parcel 4858
Temporary Construction Easement

That portion of Parcel 2, City of Bellevue Short Plat No. 78-06, filed under Recording No. 7802140968, in King County, Washington, described as follows:

Commencing at the Northeast corner of Parcel 2 as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the north line thereof North $88^{\circ}48'16''$ West 17.97 feet to the **Point of Beginning**;

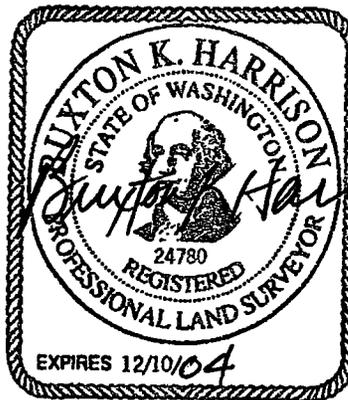
Thence leaving said north line and concentric with the Construction Centerline as shown on said Proposed Right of Way Plans, southeasterly along a curve of which the center bears North $44^{\circ}11'35''$ East 652.00 feet, through a central angle of $10^{\circ}04'04''$, subtended by an arc length of 114.57 feet to the southeasterly line of Parcel 2;

Thence along said southeasterly line South $35^{\circ}52'37''$ West 5.00 feet to a point being 57.00 feet southwesterly of, as measured radially to, said Construction Centerline;

Thence leaving said southeasterly line and concentric with said Construction Centerline, northwesterly along a curve of which the center bears North $34^{\circ}08'19''$ East 657.00 feet, through a central angle of $10^{\circ}31'12''$, subtended by an arc length of 120.63 feet to the north line of Parcel 2;

Thence along said north line South $88^{\circ}48'16''$ East 7.30 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 588 square feet.



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EXHIBIT "A"

Parcel 4859
Fee Right of Way

That portion of Lot 1, City of Bellevue Short Plat No. FSP-98-3905, filed under Recording No. 9807149002, in King County, Washington, described as follows:

Commencing at the Northwest corner of Lot 1 as located and shown on the Proposed Right of Way Plans of Northrup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the northerly line thereof and southeasterly with a curve of which the center bears North 32°59'43" East 640.00 feet, through a central angle of 8°12'28", subtended by an arc length of 91.68 feet to the **Point of Beginning**;

Thence continuing along said northerly line southeasterly with a curve of which the center bears North 24°47'14" East 640.00 feet, through a central angle of 9°30'59", subtended by an arc length of 106.30 feet to a point of non-tangency;

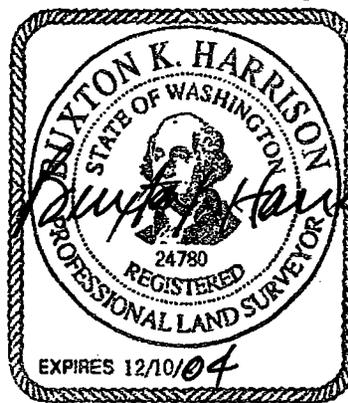
Thence South 74°11'48" East 7.71 feet to the Northeast corner of Lot 1;

Thence along the east line thereof South 0°42'18" West 2.76 feet to a point being 37.00 feet southwesterly of, as measured at right angles to, the Construction Centerline as shown on said Proposed Right of Way Plans;

Thence leaving said east line and concentric with said Construction Centerline, northwesterly along a curve of which the center bears North 15°29'52" East 637.00 feet, through a central angle of 10°20'42", subtended by an arc length of 115.01 feet;

Thence radially North 25°50'34" East 0.76 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 204 square feet.



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BKH/10-22-2003

EXHIBIT "A"

Parcel 4859
Permanent Sidewalk, Landscape & Utilities Easement

That portion of Lot 1, City of Bellevue Short Plat No. FSP-98-3905, filed under Recording No. 9807149002, in King County, Washington, described as follows:

Beginning at the Northwest corner of Lot 1 as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the northerly line thereof and southeasterly with a curve of which the center bears North 32°59'43" East 640.00 feet, through a central angle of 8°12'28", subtended by an arc length of 91.68 feet;

Thence leaving said northerly line South 25°50'34" West 0.76 feet to a point being 37.00 feet southwesterly of, as measured radially to, the Construction Centerline as shown on said Proposed Right of Way Plans;

Thence concentric with said Construction Centerline, southeasterly along a curve of which the center bears North 25°50'34" East 637.00 feet, through a central angle of 10°20'42", subtended by an arc length of 115.01 feet to the east line of Lot 1;

Thence along said east line South 0°42'18" West 9.30 feet to a point being 46.00 feet southwesterly of, as measured radially to, said Construction Centerline;

Thence leaving said east line and concentric with said Construction Centerline, northwesterly along a curve of which the center bears North 15°17'13" East 646.00 feet, through a central angle of 3°10'20", subtended by an arc length of 35.77 feet;

Thence South 18°40'51" West 3.50 feet;

Thence perpendicular North 71°19'09" West 5.00 feet;

Thence perpendicular North 18°40'51" East 3.50 feet to a point being 46.00 feet southwesterly of, as measured radially to, said Construction Centerline;

Thence concentric with said Construction Centerline, northwesterly along a curve of which the center bears North 18°54'10" East 646.00 feet, through a central angle of 15°12'22", subtended by an arc length of 171.45 feet to the northwesterly line of Lot 1;

Thence along said northwesterly line North 35°52'37" East 8.04 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 1,893 square feet.

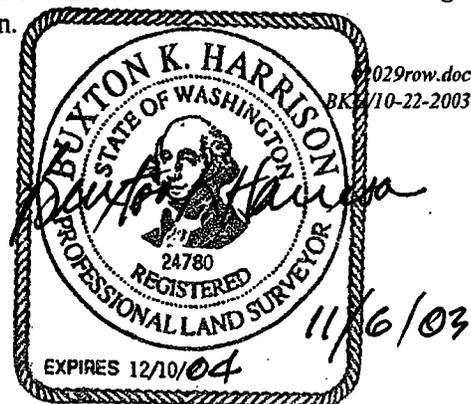


EXHIBIT "A"

Parcel 4859
Permanent Wall Easement

That portion of Lot 1, City of Bellevue Short Plat No. FSP-98-3905, filed under Recording No. 9807149002, in King County, Washington, described as follows:

Commencing at the Northwest corner of Lot 1 as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the northwesterly line thereof South 35°52'37" West 8.04 feet to a point being 46.00 feet southwesterly of, as measured radially to, the Construction Centerline as shown on said Proposed Right of Way Plans, and the **Point of Beginning**;

Thence leaving said northwesterly line and concentric with said Construction Centerline, southeasterly along a curve of which the center bears North 34°06'32" East 646.00 feet, through a central angle of 2°07'52", subtended by an arc length of 24.03 feet to a point being 24.00 feet southeasterly of, as measured at right angles to, the northwesterly line of Lot 1;

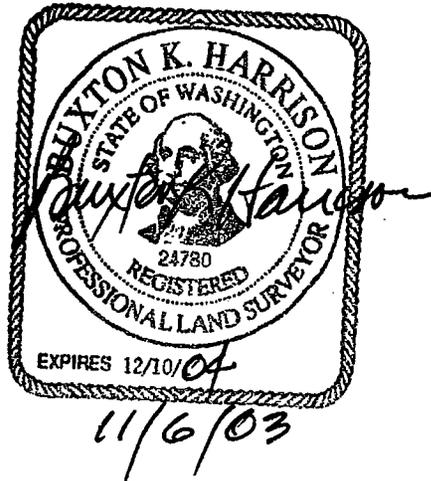
Thence parallel with said northwesterly line South 35°52'37" West 11.56 feet to a point being 20.00 feet southwesterly of, as measured radially to, the northerly line of Lot 1;

Thence North 58°42'03" West 7.02 feet to a point being 17.00 feet southeasterly of, as measured at right angles to, the northwesterly line of Lot 1;

Thence North 23°44'56" West 19.70 feet to the northwesterly line of Lot 1, being 9.00 feet southwesterly of, as measured radially to, the northerly line of Lot 1;

Thence along said northwesterly line North 35°52'37" East 0.97 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 188 square feet.



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EXHIBIT "B"

Parcel 4859
Permanent Wall Easement

That portion of Lot 1, City of Bellevue Short Plat No. FSP-98-3905, filed under Recording No. 9807149002, in King County, Washington, described as follows:

Commencing at the Northeast corner of Lot 1 as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the east line thereof South 0°42'18" West 12.06 feet to a point being 46.00 feet southwesterly of, as measured radially to, the Construction Centerline as shown on said Proposed Right of Way Plans, and the **Point of Beginning**;

Thence continuing along said east line South 0°42'18" West 3.10 feet to a point being 49.00 feet southwesterly of, as measured radially to, said Construction Centerline;

Thence leaving said east line and concentric with said Construction Centerline, northwesterly along a curve of which the center bears North 15°13'05" East 649.00 feet, through a central angle of 1°38'55", subtended by an arc length of 18.67 feet;

Thence radially South 16°52'00" West 8.00 feet;

Thence concentric with said Construction Centerline, northwesterly along a curve of which the center bears North 16°52'00" East 657.00 feet, through a central angle of 2°34'42", subtended by an arc length of 29.57 feet;

Thence radially North 19°26'42" East 11.00 feet to a point being 46.00 feet southwesterly of, as measured radially to, said Construction Centerline;

Thence concentric with said Construction Centerline, southeasterly along a curve of which the center bears North 19°26'42" East 646.00 feet, through a central angle of 0°32'32", subtended by an arc length of 6.11 feet;

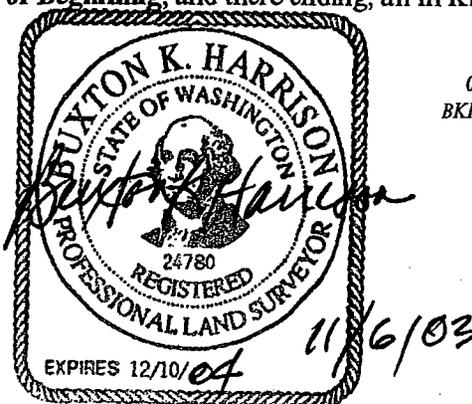
Thence South 18°40'51" West 3.50 feet;

Thence perpendicular South 71°19'09" East 5.00 feet;

Thence perpendicular North 18°40'51" East 3.50 feet to a point being 46.00 feet southwesterly of, as measured radially to, said Construction Centerline;

Thence concentric with said Construction Centerline, southeasterly along a curve of which the center bears North 18°27'33" East 646.00 feet, through a central angle of 3°10'20", subtended by an arc length of 35.77 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 360 square feet.



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EXHIBIT "A"

Parcel 4859
Temporary Construction Easement

That portion of Lot 1, City of Bellevue Short Plat No. FSP-98-3905, filed under Recording No. 9807149002, in King County, Washington, described as follows:

Commencing at the Northwest corner of Lot 1 as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the northwesterly line thereof South 35°52'37" West 9.01 feet to a point being 9.00 feet southwesterly of, as measured radially to, the northerly line of Lot 1 as shown on said Proposed Right of Way Plans, and the **Point of Beginning**;

Thence leaving said northwesterly line South 23°44'56" East 19.70 feet to a point being 17.00 feet southeasterly of, as measured at right angles to, the northwesterly line of Lot 1;

Thence South 58°42'03" East 7.02 feet to a point being 24.00 feet southeasterly of, as measured at right angles to, the northwesterly line of Lot 1;

Thence parallel with said northwesterly line North 35°52'37" East 11.56 feet to a point being 46.00 feet southwesterly of, as measured radially to, the Construction Centerline as shown on said Proposed Right of Way Plans;

Thence concentric with said Construction Centerline, southeasterly along a curve of which the center bears North 31°58'40" East 646.00 feet, through a central angle of 12°31'58", subtended by an arc length of 141.30 feet;

Thence radially South 19°26'42" West 11.00 feet;

Thence concentric with said Construction Centerline, southeasterly along a curve of which the center bears North 19°26'42" East 657.00 feet, through a central angle of 2°34'42", subtended by an arc length of 29.57 feet;

Thence radially North 16°52'00" East 8.00 feet;

Thence concentric with said Construction Centerline, southeasterly along a curve of which the center bears North 16°52'00" East 649.00 feet, through a central angle of 1°38'55", subtended by an arc length of 18.67 feet to the east line of Lot 1;

Thence along said east line South 0°42'18" West 5.16 feet to a point being 54.00 feet southwesterly of, as measured radially to, said Construction Centerline;

Thence leaving said east line and concentric with said Construction Centerline, northwesterly along a curve of which the center bears North 15°06'17" East 654.00 feet, through a central angle of 1°19'26", subtended by an arc length of 15.11 feet;

Thence South 16°52'00" West 8.00 feet;

Thence concentric with said Construction Centerline, northwesterly along a curve of which the center bears North 16°26'02" East 662.00 feet, through a central angle of 3°26'37", subtended by an arc length of 39.79 feet;

Thence North 19°26'42" East 8.00 feet ;

Thence concentric with said Construction Centerline, northwesterly along a curve of which the center bears North 19°52'59" East 654.00 feet, through a central angle of 7°19'44", subtended by an arc length of 83.66 feet;

Thence radially South 27°12'43" West 32.53 feet to a point being 50.00 feet southwesterly of, as measured radially to, the northerly line of Lot 1;

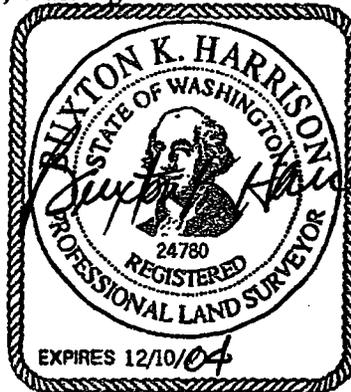
Thence concentric with said northerly line, northwesterly along a curve of which the center bears North 26°13'33" East 690.00 feet, through a central angle of 5°18'52", subtended by an arc length of 64.00 feet;

Thence parallel with the northwesterly line of Lot 1 North 35°52'37" East 21.69 feet;

Thence concentric with said Construction Centerline, northwesterly along a curve of which the center bears North 32°26'23" East 666.00 feet, through a central angle of 1°43'21", subtended by an arc length of 20.02 feet to the northwesterly line of Lot 1;

Thence along said northwesterly line North 35°52'37" East 19.04 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 3,743 square feet.



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EXHIBIT "A"

Parcel 4860
Roadway Easement

That portion of Lot 2, City of Bellevue Short Plat No. FSP-98-3905, filed under Recording No. 9807149002, in King County, Washington, described as follows:

Beginning at the Northwest corner of Lot 2 as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the northerly line thereof South $74^{\circ}11'48''$ East 55.63 feet to a point being 37.00 feet southwesterly of, as measured radially to, the Construction Centerline as shown on said Proposed Right of Way Plans;

Thence leaving said northerly line and concentric with said Construction Centerline, northwesterly along a curve of which the center bears North $10^{\circ}33'05''$ East 637.00 feet, through a central angle of $4^{\circ}56'47''$, subtended by an arc length of 54.99 feet to the west line of Lot 2;

Thence along said west line North $0^{\circ}42'18''$ East 2.76 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 96 square feet.



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BKH/10-22-2003

EXHIBIT "A"

Parcel 4860
Permanent Sidewalk, Landscape & Utilities Easement

That portion of Lot 2, City of Bellevue Short Plat No. FSP-98-3905, filed under Recording No. 9807149002, in King County, Washington, described as follows:

Commencing at the Northwest corner of Lot 2 as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the west line thereof South 0°42'18" West 2.76 feet to a point being 37.00 feet southwesterly of, as measured radially to, the Construction Centerline as shown on said Proposed Right of Way Plans, and the **Point of Beginning**;

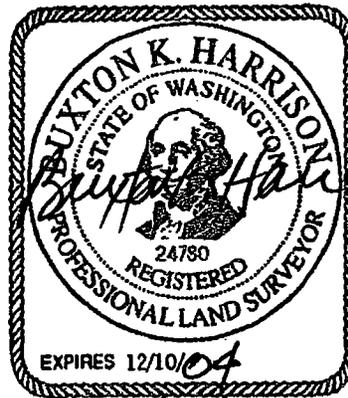
Thence leaving said west line and concentric with said Construction Centerline, southeasterly along a curve of which the center bears North 15°29'52" East 637.00 feet, through a central angle of 4°56'47", subtended by an arc length of 54.99 feet to the northerly line of Lot 2;

Thence along said northerly line South 74°11'48" East 73.76 feet to a point being 46.00 feet southwesterly of, as measured at right angles to, said Construction Centerline;

Thence leaving said northerly line and parallel with said Construction Centerline North 81°32'10" West 126.08 feet to the west line of Lot 2;

Thence along said west line North 0°42'18" East 13.92 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 946 square feet.



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BKH/10-22-2003

EXHIBIT "B"

Parcel 4860
Permanent Sidewalk, Landscape & Utilities Easement

That portion of Lot 2, City of Bellevue Short Plat No. FSP-98-3905, filed under Recording No. 9807149002, in King County, Washington, described as follows:

Commencing at the Northwest corner of Lot 2 as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the northerly line thereof South 74°11'48" East 137.01 feet to the **Point of Beginning**;

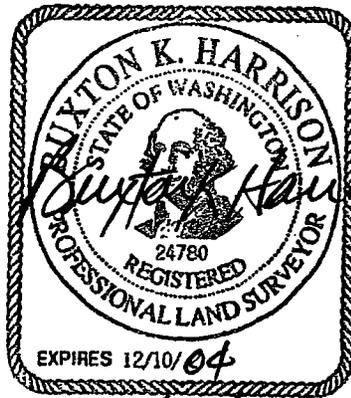
Thence continuing South 74°11'48" East 5.04 feet;

Thence leaving said northerly line perpendicular to the Construction Centerline as shown on said Proposed Right of Way Plans South 8°27'50" West 1.88 feet to a point being 49.50 feet southerly of, as measured at right angles to, said Construction Centerline;

Thence parallel with said Construction Centerline North 81°32'10" West 5.00 feet;

Thence perpendicular North 8°27'50" East 2.53 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 11 square feet.



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EXHIBIT "A"

Parcel 4860
Extinguishable Slope Easement

That portion of Lot 2, City of Bellevue Short Plat No. FSP-98-3905, filed under Recording No. 9807149002, in King County, Washington, described as follows:

Commencing at the Northwest corner of Lot 2 as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the west line thereof South 0°42'18" West 16.68 feet to the **Point of Beginning**;

Thence leaving said west line South 81°32'10" East 126.08 feet to the northerly line of Lot 2;

Thence along the northerly line thereof South 74°11'48" East 7.62 feet;

Thence leaving said northerly line perpendicular to the Construction Centerline as shown on said Proposed Right of Way Plans South 8°27'50" West 2.53 feet to a point being 49.50 feet southerly of, as measured at right angles to, said Construction Centerline;

Thence parallel with said Construction Centerline South 81°32'10" East 5.00 feet;

Thence perpendicular North 8°27'50" East 1.88 feet to the northerly line of Lot 2;

Thence continuing along said northerly line South 74°11'48" East 111.80 feet to the Northeast corner of Lot 2;

Thence along the east line thereof South 3°47'50" East 19.26 feet to a point being 82.00 feet southerly of, as measured at right angles to, said Construction Centerline;

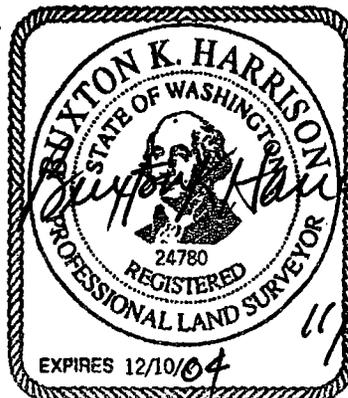
Thence leaving said east line and concentric with said Construction Centerline, westerly along a curve of which the center bears North 5°41'25" East 1094.50 feet, through a central angle of 2°46'25", subtended by an arc length of 52.98 feet to a point of tangency;

Thence parallel with said Construction Centerline North 81°32'10" West 124.52 feet to a point of curvature of a 682.00 feet radius curve to the right;

Thence westerly along said curve, through a central angle of 6°02'16", subtended by an arc length of 71.87 feet to the west line of Lot 2;

Thence along said west line North 0°42'18" East 32.51 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 7,834 square feet.



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EXHIBIT "A"

Parcel 4860
Temporary Construction Easement

That portion of Lot 2, City of Bellevue Short Plat No. FSP-98-3905, filed under Recording No. 9807149002, in King County, Washington, described as follows:

Commencing at the Northwest corner of Lot 2 as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the west line thereof South 0°42'18" West 49.20 feet to a point being 82.00 feet southerly of, as measured at right angles to, said Construction Centerline as shown on said Proposed Right of Way Plans, and the **Point of Beginning**;

Thence leaving said west line and concentric with said Construction Centerline easterly along a curve of which the center bears North 14°30'06" East 682.00 feet, through a central angle of 6°02'16", subtended by an arc length of 71.87 feet to a point of tangency;

Thence parallel with said Construction Centerline South 81°32'10" East 124.52 feet to a point of curvature of a 1094.50 feet radius curve to the left;

Thence easterly along said curve, through a central angle of 2°46'25", subtended by an arc length of 52.98 feet to the east line of Lot 2;

Thence along said east line South 3°47'50" East 5.07 feet to a point being 87.00 feet southerly of, as measured at right angles to, said Construction Centerline;

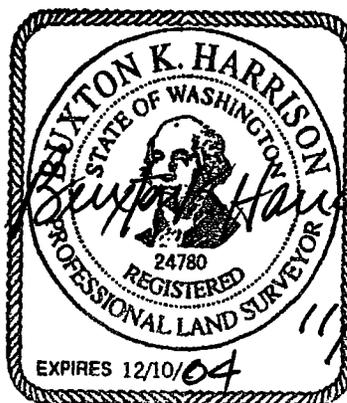
Thence leaving said east line and concentric with said Construction Centerline, westerly along a curve of which the center bears North 5°38'48" East 1099.50 feet, through a central angle of 2°49'02", subtended by an arc length of 54.06 feet to a point of tangency;

Thence parallel with said Construction Centerline North 81°32'10" West 124.52 feet to a point of curvature of a 687.00 feet radius curve to the right;

Thence westerly along said curve, through a central angle of 5°56'07", subtended by an arc length of 71.17 feet to the west line of Lot 2;

Thence along said west line North 0°42'18" East 5.15 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 1,248 square feet.



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EXHIBIT "A"

Parcel 4861
Permanent Sidewalk, Landscape & Utilities Easement

That portion of Lot A, City of Bellevue Short Plat No. 77-77, filed under Recording No. 7711210588, in King County, Washington, described as follows:

Beginning at the Southwest corner of Lot A as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the west line thereof North 13°04'26" East 38.82 feet to an angle point;

Thence North 0°42'18" East 120.00 feet to an angle point;

Thence continuing along the northwesterly line of Lot A North 49°41'31" East 7.00 feet;

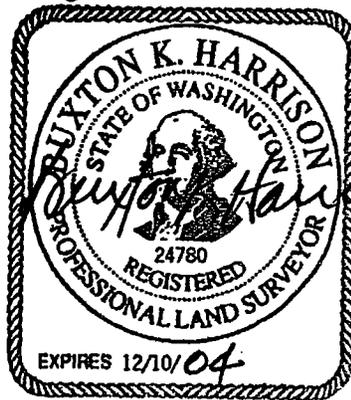
Thence leaving said northwesterly line South 20°58'33" West 12.36 feet to a point being 1.00 feet easterly of, as measured at right angles to, the west line of Lot A;

Thence parallel with said west line South 0°42'18" West 136.45 feet to a point being 6.00 feet easterly of, as measured at right angles to, the southwesterly line of Lot A;

Thence parallel with said southwesterly line South 13°04'26" West 14.91 feet to the south line of Lot A;

Thence along said south line North 88°23'01" West 6.12 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 310 square feet.



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EXHIBIT "A"

Parcel 4861
Permanent Wall Easement

That portion of Lot A, City of Bellevue Short Plat No. 77-77, filed under Recording No. 7711210588, in King County, Washington, described as follows:

Commencing at the Southwest corner of Lot A as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the south line thereof South 88°23'01" East 6.12 feet to a point being 6.00 feet easterly of, as measured at right angles to, the southwesterly line of Lot A;

Thence leaving said south line parallel with said southwesterly line North 13°04'26" East 14.91 feet to a point being 1.00 feet easterly of, as measured at right angles to, the west line of Lot A;

Thence parallel with said west line North 0°42'18" East 126.45 feet to the **Point of Beginning**,

Thence continuing North 0°42'18" East 10.00 feet;

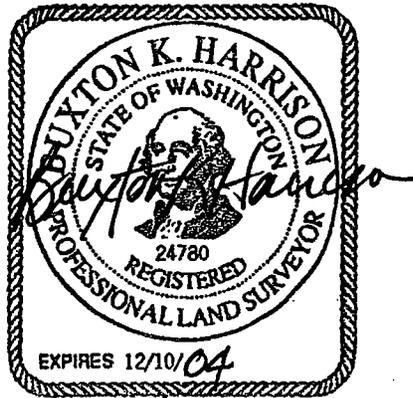
Thence North 20°58'33" East 12.36 feet to the northwesterly line of Lot A;

Thence along said northwesterly line North 49°41'31" East 15.39 feet to the Northwest corner of Lot A;

Thence along the north line thereof South 80°41'35" East 45.00 feet;

Thence leaving said north line South 68°14'44" West 65.35 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 884 square feet.



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EXHIBIT "A"

Parcel 4861
Temporary Construction Easement

That portion of Lot A, City of Bellevue Short Plat No. 77-77, filed under Recording No. 7711210588, in King County, Washington, described as follows:

Commencing at the Southwest corner of Lot A as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the south line thereof South 88°23'01" East 6.12 feet to a point being 6.00 feet easterly of, as measured at right angles to, the southwesterly line of Lot A, and the **Point of Beginning**;

Thence leaving said south line parallel with said southwesterly line North 13°04'26" East 14.91 feet to a point being 1.00 feet easterly of, as measured at right angles to, the west line of Lot A;

Thence parallel with said west line North 0°42'18" East 126.45 feet;

Thence North 68°14'44" East 65.35 feet to the north line of Lot A;

Thence along said north line South 80°41'35" East 161.33 feet;

Thence leaving said north line perpendicular South 9°18'25" West 7.00 feet;

Thence parallel with said north line North 80°41'35" West 155.51 feet;

Thence South 68°14'44" West 65.03 feet to a point being 6.00 feet easterly of, as measured at right angles to, the west line of Lot A;

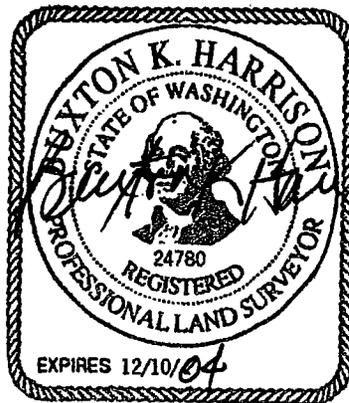
Thence parallel with said west line South 0°42'18" West 87.33 feet;

Thence perpendicular South 89°17'42" East 7.02 feet to a point being 11.00 feet easterly of, as measured at right angles to, the southwesterly line of Lot A;

Thence parallel with said southwesterly line South 13°04'26" West 47.19 feet to the south line of Lot A;

Thence along said south line North 88°23'01" West 5.10 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 2,496 square feet.



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11/6/03

EXHIBIT "A"

Parcel 4862
Permanent Sidewalk, Landscape & Utilities Easement

That portion of Lot B, City of Bellevue Short Plat No. 77-77, filed under Recording No. 7711210588, in King County, Washington, described as follows:

Beginning at the Northwest corner of Lot B as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the north line thereof South 88°23'01" East 6.12 feet to a point being 6.00 feet easterly of, as measured at right angles to, the northwesterly line of Lot B;

Thence leaving said north line parallel with said northwesterly line South 13°04'26" West 69.12 feet to a point being 8.00 feet easterly of, as measured at right angles to, the west line of Lot B;

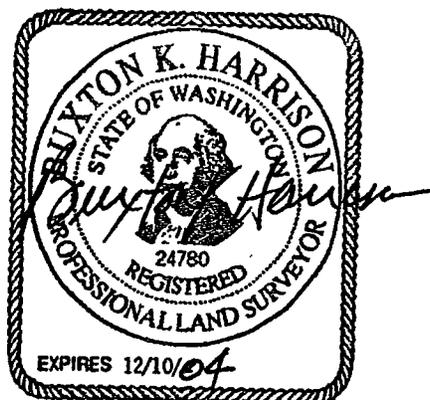
Thence parallel with said west line South 0°42'18" West 24.47 feet;

Thence perpendicular North 89°17'42" West 8.00 feet to the west line of Lot B;

Thence along said west line North 0°42'18" East 16.00 feet to an angle point;

Thence continuing along said northwesterly line North 13°04'26" East 77.89 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 603 square feet.



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BKH/10-22-2003

11/6/03

EXHIBIT "A"

Parcel 4862
Temporary Construction Easement

That portion of Lot B, City of Bellevue Short Plat No. 77-77, filed under Recording No. 7711210588, in King County, Washington, described as follows:

Commencing at the Northwest corner of Lot B as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

Thence along the north line thereof South 88°23'01" East 6.12 feet to a point being 6.00 feet easterly of, as measured at right angles to, the northwesterly line of Lot B, and the **Point of Beginning**;

Thence continuing South 88°23'01" East 5.10 feet to a point being 11.00 feet easterly of, as measured at right angles to, the northwesterly line of Lot B;

Thence leaving said north line parallel with said northwesterly line South 13°04'26" West 69.59 feet to a point being 13.00 feet easterly of, as measured at right angles to, the west line of Lot B;

Thence parallel with said west line South 0°42'18" West 68.88 feet to the south line of Lot B;

Thence along said south line North 88°23'01" West 13.00 feet to the Southwest corner of Lot B;

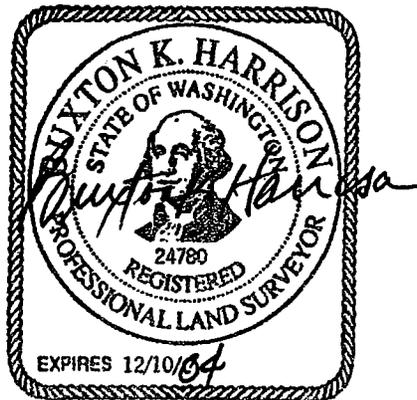
Thence along said west line thereof North 0°42'18" East 44.74 feet;

Thence leaving said west line perpendicular South 89°17'42" East 8.00 feet;

Thence parallel with said west line North 0°42'18" East 24.47 feet to a point being 6.00 feet easterly of, as measured at right angles to, the northwesterly line of Lot B;

Thence parallel with said northwesterly line North 13°04'26" East 69.12 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 1,051 square feet.



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EXHIBIT "A"

Parcel 4864
Temporary Construction Easement

That portion of Lot 1, City of Bellevue Short Plat No. 78-79, filed under Recording No. 7811220660, in King County, Washington, described as follows:

Beginning at the Southeast corner of Lot 1 as located and shown on the Proposed Right of Way Plans of Northup Way, dated June 2003, on file with the City of Bellevue Survey Section;

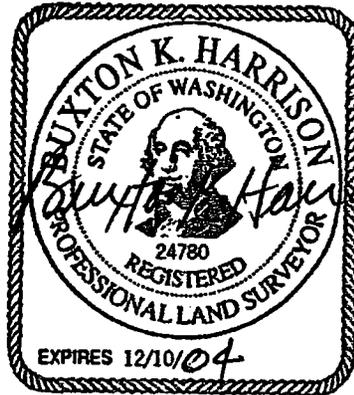
Thence along the south line thereof North 76°54'54" West 40.00 feet;

Thence leaving said south line perpendicular North 13°05'06" East 5.00 feet;

Thence parallel with said south line South 76°54'54" East 43.87 feet to southeasterly line of Lot 1;

Thence along said southeasterly line South 50°49'01" West 6.32 feet to the **Point of Beginning**, and there ending, all in King County, Washington.

Containing 210 square feet.



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BKH/10-22-2003

11/6/03