

Seattle Boat Newport - Attachment XI
Site Easement Documents

JAN 17 2 49 PM '78

AMENDMENT AND RESTATEMENT ^{RECORDED KC RECORDS}
OF
DECLARATION OF EASEMENTS

THIS INSTRUMENT SUPERSEDES THAT CERTAIN DECLARATION OF
EASEMENTS RECORDED ON DECEMBER 21, 1977 UNDER AUDITOR'S
FILE NO. 7712210917.

THE UNDERSIGNED are owners (collectively, "Declarants") of the real property described in APPENDIX A hereto. Declarants are declaring a portion of the Property to be condominium property to be known as Newport Yacht Basin and the Declarants are recording this document so that various easements may be conveniently granted to owners of condominium apartments to be located at Newport Yacht Basin. The Declarants are also recording this document so that they may reserve certain easements in favor of those portions of the Property which are not declared to be a part of Newport Yacht Basin. In addition, the Declarants are recording this document so that various easements may be conveniently granted or reserved at the time at which various portions of the Property may be hereafter conveyed.

TO ACCOMPLISH THE FOREGOING PURPOSES, THE DECLARANTS HEREBY DECLARE AND RESERVE the following Easements for access, utilities, drainage, fuel lines and parking in Sections 8 and 9, Township 24 North, Range 5 East, W.M., King County, Washington, within the boundaries of the Survey recorded in Book 6 of Surveys, Page 34, under Auditor's File No. 7603220473, more particularly described as follows:

1. Easement No. 1. An easement for ingress, egress, utilities and drainage over, under and across a strip of land 36.00 feet in width, having 18.00 feet on each side of a centerline described as follows:

Beginning at a point on the South line of said survey, lying N 87° 57' 30" W 566.13 feet from the Southeast corner of said Section 8 and the Southwest corner of Section 9 as they now exist; thence N 2° 02' 30" E 42.00 feet to a point which, for purpose of description shall be known as Point "A."

2. Easement No. 2. An easement for ingress, egress, utilities, drainage and parking over, under and across a strip of land 50.00 feet in width, having 25.00 feet on each side of a centerline described as follows:

Beginning at the aforementioned Point "A"; thence N 87° 57' 30" W 219.87 feet to a point which, for purpose of description, shall be known as Point "B"; thence S 87° 57' 30" E 379.87 feet to a point which, for purpose of description shall be known as Point "E."

JAN-17-78 1 003 02 7801171009 --- D NF 7.00

Seattle Boat Newport - Attachment XI
Site Easement Documents

3. Easement No. 3. An easement for ingress, egress, utilities, drainage, and parking over, under and across a strip of land 60.00 feet in width, having 30.00 feet on each side of a centerline described as follows:

Beginning at the aforementioned Point "B"; thence N 87° 57' 30" W 120.03 feet to the terminus of said centerline.

4. Easement No. 4. An easement for ingress, egress, utilities, fuel lines, and drainage, over, under and across a strip of land 24.00 feet in width, having 12.00 feet on each side of a centerline described as follows:

Beginning at the aforementioned Point "B"; thence N 2° 06' 47" E 162.00 feet to a point which, for purpose of description shall be known as Point "C"; thence continuing N 2° 06' 47" E 20.00 feet to the terminus of said centerline.

5. Easement No. 5. An easement for ingress, egress, utilities, drainage and parking over, under and across a strip of land 40.00 feet in width, having 20.00 feet on each side of a centerline described as follows:

Beginning at the aforementioned Point "C"; thence S 87° 57' 30" E 390.80 feet to the terminus of said centerline; thence N 87° 57' 30" W 11.00 feet to a point which for purpose of description shall be known as Point "D."

6. Easement No. 6. An easement for ingress, egress, utilities and drainage over, under and across a strip of land 22.00 feet in width, having 11.00 feet on each side of a centerline described as follows:

Beginning at the aforementioned Point "E"; thence N 2° 02' 30" E 162.00 feet to the aforementioned Point "D" and the terminus of said centerline.

7. Easement No. 7. An easement for ingress, egress, utilities, drainage and parking over, under and across a strip of land 40.00 feet in width, having 20.00 feet in width on each side of a centerline described as follows:

Beginning at the aforementioned Point "E"; thence S 87° 57' 30" E 260.13 feet to the terminus of said centerline; thence N 87° 57' 30" W 5.50 feet to a point which for purpose of description shall be known as Point "F."

8. Easement No. 8. An easement for walkway access, utilities and drainage, over, under and across a strip of land 5.00 feet in width, having 2.50 feet in width on each side of a centerline described as follows:

7801171009

Seattle Boat Newport - Attachment XI
Site Easement Documents

Commencing at the aforementioned Point "F"; thence N 2° 02' 30" E 20.00 feet to the point of beginning; thence continuing N 2° 02' 30" E 19.00 feet to the terminus of said centerline.

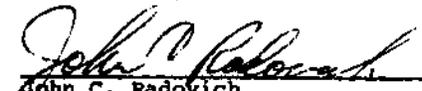
9. Easement No. 9. An easement for walkway access, utilities and drainage over, under and across a strip of land 10.00 feet in width, having 5.00 feet in width on each side of a centerline described as follows:

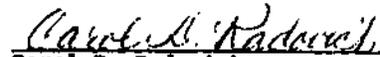
Commencing at the aforementioned Point "B"; thence N 2° 06' 47" E 35.00 feet; thence N 87° 57' 30" W 12.00 feet to the point of beginning; thence continuing N 87° 57' 30" W 108.07 to the terminus of said centerline.

10. Easement No. 10. An easement for walkway access, utilities and fuel lines over, under and across the full extent of Dock "B" as it now exists; said easement being 6.00 feet in width, and having 3.00 feet on each side of a centerline described as follows:

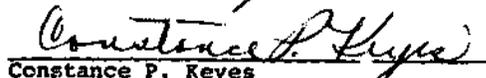
Commencing at the aforementioned Point "C"; thence N 2° 06' 47" E 17.00 feet; thence N 87° 39' 58" W 12.00 feet to the point of beginning; thence continuing N 87° 39' 58" W 509.00 feet, more or less to the westerly end of the Fuel Dock and the terminus of said centerline.

(Declarants)


John C. Radovich


Carol D. Radovich


Russell H. Keyes


Constance P. Keyes

FILED for Record at Request of
Doing Business as
NEWPORT YACH BASIN

7801171009

Seattle Boat Newport - Attachment XI
Site Easement Documents

APPENDIX "A"

Phase I and II: Legal description

Newport Yacht Basin, a Condominium, embraces those portions of the South 495.00 feet in width of the Southeast Quarter of Section 9 and the Southwest Quarter of Section 9, Township 24 North, Range 5 East, W.M., in the City of Bellevue, King County, Washington, described as follows:

Commencing at the Southwest corner of Government Lot 4 in Section 9, Township 24 North, Range 5 East, W.M., in said county; Thence N 87°57'30" W along the westerly production of the south line of said Section 258.00 feet to the Point of Beginning; thence N 2°02'30" E, 70.00 feet; thence S 87°57'30" E, 27.00 feet; thence N 2°02'30" E, 11.00 feet; thence S 87°57'30" E, 85.00 feet; thence N 2°02'30" E, 371.00 feet; thence N 87°57'30" W, 60.00 feet; thence S 2°02'30" W, 48.00 feet; thence N 87°57'30" W, 165.00 feet; thence N 2°02'30" E, 12.00 feet; thence N 87°57'30" W, 110.00 feet; thence N 2°02'30" E, 4.00 feet; thence N 87°57'30" W, 804.80 feet to the Inner Harbor Line of the State Harbor Area on Lake Washington; thence S 19°26'40" W along said Inner Harbor Line 279.81 feet; thence S 87°57'30" E, 463.46 feet; thence S 2°02'30" W, 150.00 feet to a point on the north line of the south 3.00 feet in width of said south 495.00 feet; thence N 87°57'30" W along said north line 507.32 feet; thence N 19°26'40" E along a line parallel with said Inner Harbor Line 100.92 feet; thence N 70°33'20" W, 3.00 feet to a point on said Inner Harbor Line; thence S 19°26'40" W along said Inner Harbor Line 105.00 feet to a point on said westerly production of the South line of said Section 9; thence S 87°57'30" E along said produced line 833.30 feet; thence N 2°02'30" E, 36.30 feet; thence N 87°57'30" W, 196.32 feet; thence N 2°06'47" E, 182.40 feet; thence S 87°57'30" E, 385.22 feet; thence S 2°02'30" W, 134.40 feet; thence S 87°57'30" E, 94.00 feet; thence S 2°02'30" W, 14.00 feet; thence S 87°57'30" E, 39.00 feet; thence S 2°02'30" W 34.00 feet; thence N 87°57'30" W, 286.13 feet; thence S 2°02'30" W, 36.00 feet to a point on said westerly production of the South line of said Section 9; thence S 87°57'30" E along said produced line 290.13 feet to the Point of Beginning.

AND

Newport Yacht Basin, a Condominium, embraces those portions of the South 495.00 feet in width of the Southeast Quarter of Section 9 and the Southwest Quarter of Section 9, Township 24 North, Range 5 East, W.M., in the City of Bellevue, King County, Washington, described as follows:

Beginning at the intersection of the Inner Harbor Line of the State Harbor area on Lake Washington, with the north line of the south 153.00 feet in width of said South 495.00 feet; thence S 87°57'30" E, 463.46 feet; thence S 2°02'30" W, 150.00 feet to a point on the north line of the South 3.00 feet in width of said south 495.00 feet in width; thence N 87°57'30" W along said north line 507.32 feet; thence N 19°26'40" E along a line parallel with said Inner Harbor Line 100.92 feet; thence N 70°33'20" W, 3.00 feet to a point on said Inner Harbor Line; thence N 19°26'40" E along said Inner Harbor Line 55.34 feet to the point of beginning.

Subject to and together with easements, restrictions and reservations of record.

1/10/78

APPENDIX "A"

7801171009