

ORDINANCE NO. 2376

AN ORDINANCE OF THE CITY OF KIRKLAND, WASHINGTON, DECLARING THE NECESSITY TO TAKE OR DAMAGE FOR PUBLIC USE CERTAIN REAL PROPERTY WITHIN THE CITY OF KIRKLAND IN ORDER TO CARRY OUT THE STREET, WATER, SANITARY AND STORM SEWER IMPROVEMENTS AS ORDERED TO BE CONSTRUCTED INCLUDING ACQUISITION OF NECESSARY RIGHTS OF WAY BY ORDINANCE NO. 2345 CREATING LOCAL IMPROVEMENT DISTRICT NO. 115.

BE IT ORDAINED by the City Council of the City of Kirkland as follows:

Section 1. The City Council finds that the taking and damaging of certain property hereinafter described is for a public use and is necessary to the inhabitants of the City of Kirkland in order to acquire required rights of way for the street, water, sanitary and storm sewer improvements ordered to be constructed by Ordinance No. 2345 of the City of Kirkland creating Local Improvement District No. 115. Said property is to be acquired and improved by the City of Kirkland.

Section 2. The real properties required to be appropriated, ~~taken or~~ damaged, are as set forth in Exhibits 1 through 29th of this Ordinance attached to the original hereof and by this reference incorporated herein.

Compensation and damage awards for the acquisition of such property shall, pursuant to Ordinance No. 2345, be paid from the construction fund therein created for Local Improvement District No. 115 and/or Economic Development Administration Grant funds received by the City of Kirkland pursuant to EDA Grant Project No. 07-01-01924.

Section 3. The City Manager is authorized and directed to immediately begin and prosecute actions and proceedings in the manner provided by law to purchase, condemn, take, damage, appropriate, and otherwise acquire the lands and other property rights and privileges necessary to carry out the purposes of this Ordinance.

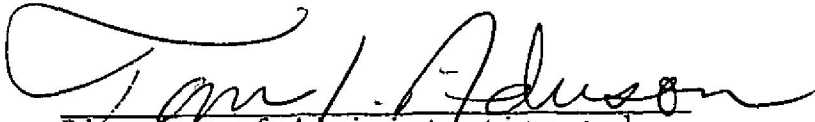
Section 4. This Ordinance shall be in force and take effect five (5) days from and after its passage by the City Council and publication as required by law.

PASSED BY THE CITY COUNCIL of the City of Kirkland in regular meeting on the 6th day of March, 1978.


SIGNED IN AUTHENTICATION THEREOF of the 6th day of  
March, 1978.

  
MAYOR

ATTEST:

  
Director of Administration and  
Finance  
(ex officio City Clerk)

APPROVED AS TO FORM:

  
City Attorney

# EXHIBIT 1

Right-of-way acquisition description for 120th N.E. extension on a portion of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter, Section 28, Rge. 26, Twn 5 E, W.M., Kirkland, Washington.

Beginning at the Northwest corner of the Southwest Quarter, Section 28; thence South  $18^{\circ}55'10''$  East 87.86 feet to the South margin of Northeast 124th Street, said point being point "A", the true point of beginning; point "A" being a point on a curve with a tangent bearing South  $1^{\circ}40'18''$  East.

Beginning at point "A"; thence on a curve with a delta of  $57^{\circ}48'54''$  to the Southeast 373.56 feet to a point on the Southwesterly right-of-way of Washington State Highway; thence South  $31^{\circ}44'32''$  East 27.87 feet; thence South  $66^{\circ}49'47''$  East 109.81 feet; thence South  $1^{\circ}06'53''$  West 51.81 feet; thence North  $66^{\circ}18'59''$  West 108.26 feet to the point of curve; thence on a curve with a delta of  $36^{\circ}42'35''$  to the Northwest 275.50 feet to the east margin of 116th Avenue Northeast; thence North  $1^{\circ}01'32''$  East 202.04 feet to the true point of beginning.

# EXHIBIT 2

A portion of the West Half of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter, Section 28, Twn. 26, Rge. 5 E., W.M., Kirkland, Washington as follows:

Beginning at the Northwest Corner of the Southwest Quarter of said Section 28; thence South  $1^{\circ}01'32''$  West 284.84 feet to the Westerly margin of 116th Avenue Northeast, said point being the true point of beginning; thence South  $88^{\circ}58'28''$  East 30.00 feet to a point on a curve having a tangent bearing of South  $29^{\circ}36'41''$  East; thence continuing around the Southerly margin of 116th Avenue Northeast on a curve through a central angle of  $36^{\circ}42'18''$  to the Southeast 275.47 feet to a point of tangence; thence South  $66^{\circ}18'59''$  East 108.26 feet, continuing along said margin of City street; thence South  $1^{\circ}06'47''$  West 27.94 feet; thence North  $55^{\circ}00'24''$  West 24.50 feet; thence North  $61^{\circ}44'19''$  West 50.16 feet; thence South  $87^{\circ}36'35''$  West 50.05 feet; thence North  $59^{\circ}42'16''$  West 64.37 feet; thence North  $48^{\circ}56'11''$  West 58.15 feet; thence North  $32^{\circ}51'05''$  West 58.47 feet; thence North  $38^{\circ}08'51''$  West 58.74 feet; thence North  $32^{\circ}21'09''$  West 7.61 feet; thence North  $1^{\circ}01'32''$  East 8.93 feet to the true point of beginning.

## EXHIBIT 3

Right-of-way acquisition description for 120th Avenue Northeast extension. A portion of the Northwest Quarter of the Southwest Quarter of Section 28, Twn. 26, Rge. 5 E, W.M., less the West 333 feet lying south of Washington State Highway 405:

Beginning at a point of intersection of the West margin of 120th Avenue Northeast (Julius Lange Road No. 71) and the Southerly margin of Washington State Highway 405; thence South  $1^{\circ}22'35''$  West 143.47 feet along the West margin of 120th Avenue Northeast; thence North  $19^{\circ}33'46''$  West 330.90 feet; thence North  $24^{\circ}00'33''$  West 701.21 feet; thence along a curve to the left through a central angle of  $42^{\circ}18'26''$  a distance of 309.39 feet; thence North  $66^{\circ}18'59''$  West 360.17 feet; thence North  $1^{\circ}06'53''$  East 51.81 feet to the Southerly right-of-way of the State Highway; thence South  $66^{\circ}49'47''$  East 470.19 feet along said State right-of-way; thence South  $28^{\circ}13'28''$  East 958.85 feet along said State right-of-way; thence South  $17^{\circ}03'12''$  East 197.83 feet more or less along said State right-of-way to the point of beginning.

## EXHIBIT 4

A portion of the Northwest Quarter of the Southwest Quarter of Section 28, Twn. 26, Rge. 5 E, W.M., Kirkland, Washington, less the West 333 feet and lying South of Washington State Highway 405:

Beginning at the Northwest Corner of the Southwest Quarter of said Section 28; thence due East 325.18 feet; thence due South 509.96 feet to the Southerly margin of 116th Avenue Northeast, the true point of beginning; thence Easterly along said margin South  $66^{\circ}18'59''$  East 86.70 feet; thence South  $81^{\circ}53'04''$  West 58.83 feet; thence North  $55^{\circ}00'25''$  West 26.49 feet; thence North  $1^{\circ}06'47''$  East 27.94 feet to the true point of beginning.

## EXHIBIT 5

A portion of the Northwest Quarter of the Southwest Quarter, Section 28, Twn. 26, Rge. 5 E, W.M., lying South of Washington State Highway 450, less the West 333 feet thereof; a 20-foot strip of land with 10 feet on each side of the following described centerline:

Beginning at the Southeast Corner of the Southwest Quarter of the Southwest Quarter of said Section 28; thence North  $1^{\circ}22'35''$  East along the East line of said subdivision (centerline of 120th Avenue Northeast) 839.55 feet; thence North  $89^{\circ}19'00''$  West 30.00 feet to the West margin of 120th Avenue Northeast; thence North  $19^{\circ}33'46''$  West 21.32 feet, the true point of beginning; thence North  $89^{\circ}19'00''$  West 631.31 feet to the East margin of 118th Avenue Northeast.

Together with a strip of land, beginning at the Northeast Corner of Tract "A" as recorded in Volume 95, page 16 of Plats, records of King County, Washington; thence North  $89^{\circ}19'00''$  West 10.00 feet to the true point of beginning; thence North  $1^{\circ}01'32''$  East 10.00 feet; thence North  $89^{\circ}19'00''$  West 305.51 feet; thence North  $1^{\circ}06'47''$  East 274.00 feet; thence North  $46^{\circ}06'47''$  East 226.00 feet; thence North  $1^{\circ}06'47''$  East 294.18 feet to the Southerly margin of City street right-of-way said point being 583.37 feet due South and 492.54 feet due East of the Northwest Corner of said Section 28.

Also all of Tract "A" as recorded in Volume 95, page 16 of Plats, records of King County, Washington.

## EXHIBIT 6

The Easterly 20 feet of

The North half in area of the following portion of the Northeast half of the Northwest quarter of the Northwest quarter of Section 33, Township 26, Range 5 East, W.M., in King County, Washington, lying Easterly of the Northern Pacific Railroad right of way and Westerly of 120th Avenue Northeast,  
LESS county road and state highway.

EXHIBIT 7

The Easterly 20 feet of

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The South half, as measured by area, of the following described property:

That portion of the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 33, Township 26 North, Range 5 East, W.M., in King County, Washington, lying East of the Northern Pacific Railroad tracks and West of 120th Avenue Northeast.

EXHIBIT 8

The Easterly 20 feet of

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The North 155 feet of that portion of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 33, Township 26 North, Range 5 East, W.M., in King County, Washington, lying East of the Northern Pacific Railway right of way, and West of 120th Avenue Northeast.

# EXHIBIT 9.

The Easterly 20 feet of

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The South 206.00 feet of the North 441 feet of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 33, Township 26 North, Range 5 East, W.M., in King County, Washington, lying Easterly of the Burlington-Northern formerly Northern Pacific Railroad right-of-way.

# EXHIBIT 10

The Easterly 20 feet of

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Portion of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 33, Township 26 North, Range 5 East, W.M., in King County, Washington, lying Easterly of Burlington Northern formerly Northern Pacific Railroad right-of-way,

EXCEPT Northerly 441 feet thereof and  
EXCEPT South 30 feet thereof for road.

TOGETHER WITH an easement for ingress and egress over the South 25 feet of portion of North 441 feet of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of said section lying Easterly of said Pacific Railroad right-of-way.

EXHIBIT 11.

A portion of the East Half of the Northwest Quarter of the Northwest Quarter of Section 33, Twn. 26 Rge. 5 E, W.M., Kirkland, Washington:

Beginning at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 33; thence West along the North line of said subdivision North  $88^{\circ}36'29''$  West 271.00 feet; thence South  $1^{\circ}23'31''$  West 30.00 feet to the intersection of the South margin of Northeast 116th Street and the Westerly margin of the Burlington Northern Railroad, the true point of beginning; thence Southerly along the margin of said Railroad South  $25^{\circ}08'30''$  West 27.31 feet; thence North  $59^{\circ}33'12''$  West 20.59 feet; thence North  $72^{\circ}57'57''$  West 51.92 feet; thence North  $75^{\circ}06'45''$  West 51.42 feet; thence North  $69^{\circ}02'06''$  West 47.76 feet to the South margin of Northeast 116th Street; thence East along the South margin 176.09 feet to the true point of beginning.

EXHIBIT 12.

A portion of the East Half of the Northwest Quarter of Northwest Quarter Section 33, Twn. 26, Rge. 5 E, W.M., Kirkland, Washington; a 30-foot wide strip of land with 15 feet on each side of the following described centerline:

Beginning at the intersection of Northeast 112th Street and 120th Avenue Northeast; thence West along the centerline of Northeast 112th Street North  $89^{\circ}10'42''$  West 482.10 feet; thence North  $1^{\circ}54'30''$  East 30.00 feet to the true point of beginning; thence North  $1^{\circ}54'30''$  East 872.73 feet; thence North  $7^{\circ}37'30''$  West 59.10 feet to the terminus.



## EXHIBIT 13

An easement 30.00 feet in width having 15.00 feet on each side of the following described centerline:

Beginning at the intersection of the North line of the South 230.00 feet of Tract 46, Kirkland Juanita Acre Tracts as recorded in Volume 16 of Plats, page 63, records of King County, Washington, and the centerline of a 30.00 foot ingress, egress and utilities easement being referred to as "Easement Number 2" in that certain land sale agreement recorded under King County Recorders Number 7202070281; said point also being North  $00^{\circ}59'24''$  East 230.02 feet and North  $89^{\circ}44'44''$  West 252.13 feet from the Southeast Corner of said Tract 46; thence North  $60^{\circ}09'34''$  East along the centerline of said "Easement Number 2" 169.76 feet to the true point of beginning of the herein described centerline; thence South  $39^{\circ}21'06''$  West 340.00 feet; thence South  $32^{\circ}17'03''$  West 95.85 feet; thence North  $89^{\circ}44'44''$  West 49.18 feet to the terminus of the herein described centerline.

## EXHIBIT 14

A portion of parcel "A-1", in Tract 49, as recorded in Volume 10, page 14 of Surveys, records of King County, Washington; a 10-foot strip of land with 5.0 on each side of the following described centerline:

Beginning at the Northeast Corner of Tract 49; thence West along the South margin of Northeast 112th Street North  $89^{\circ}10'42''$  West 176.82 feet to the true point of beginning; thence South  $1^{\circ}03'28''$  West 147.21 feet to the South line of said parcel "A-1", said line being the terminus.

# EXHIBIT 15

A portion of parcel "B-1", in Tract 49 as recorded in Volume 10, page 14 of Surveys, records of King County, Washington; a 10-foot wide strip of land with 5.0 feet each side of the following described centerline:

Beginning at the Northeast Corner of Tract 49; thence West along the South margin of Northeast 112th Street North  $89^{\circ}10'42''$  West 176.82 feet; thence South  $1^{\circ}03'28''$  West 147.21 feet to the North line of parcel "B-1"; the true point of beginning; thence continue South  $1^{\circ}03'28''$  West 147.21 feet to the South line of parcel "B-1" the terminus.

# EXHIBIT 16

A portion of Parcel "B" in Tract 43, as recorded in Volume 10 of Surveys, page 14, records of King County, Washington, a 22-foot wide strip of land with 17.0 feet East and 5.0 feet West for the South 96.5 feet, then becomes a 10-foot strip of land with 5.0 feet on each side for the remainder:

Beginning at the Southeast Corner of Tract 43; thence West along the South line of said Tract North  $89^{\circ}27'44''$  West 347.64 feet; thence North  $1^{\circ}03'28''$  East 13.49 feet more or less to the South line of Parcel "B", the true point of beginning; thence continuing North  $1^{\circ}03'28''$  East 217.0 feet to the terminus of herein described line.

# EXHIBIT 17

A portion of Parcel "C" in Tract 44, as recorded in Volume 10 of Surveys, page 14, records of King County, Washington, a 15-foot wide strip of land having 7.5 feet on each side of the following described centerline:

Beginning at the Southwest Corner of said Tract 44, thence South  $89^{\circ}27'44''$  East along the South line of said Tract 44 103.83 feet; thence North  $49^{\circ}52'17''$  East 250.00 feet; thence North  $40^{\circ}07'43''$  West 40.40 feet to the Southeasterly property line, said point being the true point of beginning; thence continuing North  $40^{\circ}07'43''$  West 45.0 feet to the terminus of the herein described line.

# EXHIBIT 18

A portion of the North 355 feet of the West 195 feet of the Northeast Quarter of the Northwest Quarter of the Northwest Quarter, Section 33, Twn. 26, Rge. 5 E, W.M., Kirkland, Washington; as recorded in Volume 5, page 54 of Surveys records of King County, Washington; a 30-foot strip of land with 15 feet on each side of the following described centerline:

Beginning at the Northwest Corner of said Section 33; thence East along the North line of said Section (being the centerline of Northeast 116th Street) South  $88^{\circ}36'29''$  East 793.34 feet; thence South  $7^{\circ}37'30''$  East 30.38 to the South margin of Northeast 116th Street, the true point of beginning; thence continuing South  $7^{\circ}37'30''$  East 329.02 feet to the South line of said survey.

# EXHIBIT 19

A portion of parcel "D" as shown on record of survey recorded in Volume 10 of Surveys, page 14, records of King County, Washington, bearing Recorder's No. 7707289014, being 15 feet wide having 7.5 feet on each side of the following described centerline:

Beginning at the Southwest Corner of Tract 45, Kirkland Juanita Acre Tracts as recorded in Volume 16 of Plats, page 63, records of King County, Washington; thence North  $1^{\circ}07'29''$  East along the West line of said tract 302.13 feet to the true point of beginning; thence South  $89^{\circ}27'44''$  East 103.83 feet, said line being parallel to the North line of Tract 44 of said Plat; thence North  $49^{\circ}52'17''$  East 250.00 feet said point being point "A"; thence continuing North  $49^{\circ}52'17''$  East 238.53 feet, said point being point "B"; thence continuing North  $49^{\circ}52'17''$  East 17.78 feet; thence South  $89^{\circ}27'44''$  East 336.95 feet more or less to the right-of-way margin of the Burlington Northern Railroad and the terminus of the herein described line, said point being point "C".

Together with the following described center lines: beginning at point "A"; thence North  $40^{\circ}07'43''$  West 40.40 feet more or less to the Northeast property line.

Together with a 22.0 foot strip of land 17.0 feet Easterly and 5.0 feet Westerly measured at right angles of the following described centerline: beginning at point "B"; thence North  $1^{\circ}03'28''$  East 13.49 feet more or less to the North property line.

Together with a 15-foot strip of land having 7.5 feet on each side of the following described centerline: beginning at point "C"; thence North  $89^{\circ}27'44''$  West 24.00 feet to the true point of beginning; thence South  $66^{\circ}46'01''$  West 127.32 feet to the terminus.

# EXHIBIT 20

A portion of Tract 38 of Kirkland Juanita Acre Tracts as recorded in Volume 16, page 63 Plats, records of King County, Washington, parcel description is as follows:

Beginning at the Southeast Corner of the Northeast Quarter of Section 32, Twn. 26, Rge. 5 E, W.M., Kirkland, Washington; thence North  $88^{\circ}52'31''$  West a distance of 30.00 feet to the Westerly margin of 116th Avenue Northeast; thence North along the said margin North  $1^{\circ}07'29''$  East 128.0 feet to the true point of beginning; thence North  $88^{\circ}52'31''$  West a distance of 130.0 feet; thence North  $47^{\circ}52'31''$  West a distance of 72.0 feet; thence North  $52^{\circ}07'29''$  East, a distance of 90.0 feet; thence North  $74^{\circ}03'21''$  East, a distance of 119.7 feet more or less to the Westerly margin of 116th Avenue Northeast; thence South along said margin 139.0 feet to the true point of beginning.

EXHIBIT 21 .

A portion of Tract 47, Kirkland Juanita Acre Tracts as recorded in Volume 3, page 286 of Surveys, King County, Washington; a 20-foot wide strip to the North, adjacent and parallel to the following described line:

Beginning at the Northwest Corner of said Tract 47; thence South  $65^{\circ}24'31''$  East 106.56 feet; thence South  $89^{\circ}27'44''$  East 238.94 feet to the West margin of 120th Avenue Northeast.

EXHIBIT 22 .

A portion of Tract 46, Kirkland Juanita Acre Tracts as recorded in Volume 7, page 241 of Surveys, King County, Washington; a 10-foot wide strip to the West adjacent and parallel to the following described line:

Beginning at a point 327.41 feet North and 300.55 feet West of the Southeast Corner of the Southwest Quarter of the Northwest Quarter Section 33, Twp. 26, Rge. 5 E, W.M.; thence South  $30^{\circ}15'40''$  West 10 feet.

# EXHIBIT 23.

A portion of Tract 47, Kirkland Juanita Acre Tracts as recorded in Volume 3, page 286 of Surveys, King County, Washington; a 10-foot wide strip to the West, adjacent and parallel to the following described line:

Beginning at the Northwest Corner of said Tract 47; thence South  $65^{\circ}24'31''$  East 106.56 feet; thence South  $89^{\circ}27'44''$  East 59.96 feet; thence South  $0^{\circ}15'33''$  West 52.49 feet to the true point of beginning; thence South  $0^{\circ}25'33''$  West 60.00 feet; thence South  $30^{\circ}15'40''$  West 201.67 feet to the Southerly property line.

# EXHIBIT 24

A portion of Tract 47, Kirkland Juanita Acre Tracts as recorded in Volume 3, page 286 of Surveys, King County, Washington; a 10-foot wide strip to the East, adjacent and parallel to the following described line:

Beginning at the Northwest Corner of said Tract 47; thence South  $65^{\circ}24'31''$  East 106.56 feet; thence South  $89^{\circ}27'44''$  East 49.96 feet to the true point of beginning; thence South  $0^{\circ}15'33''$  West 69.81 feet to the Southeast property line.

Together with the following described parcel, beginning at the Northwest Corner of Tract 47; thence South  $65^{\circ}24'31''$  East 23.31 feet; thence North  $89^{\circ}27'44''$  West 23.28 feet; thence North  $0^{\circ}32'16''$  East 5.0 feet to the Easterly right-of-way of railroad; thence Northeast along Easterly railroad right-of-way 4.9 feet more or less to the point of beginning.

# EXHIBIT 25

A portion of Tract 49 as recorded in Volume 16, page 63 of Plats, records of King County, Washington; a 10-foot strip of land with 5.0 feet on each side of the following described centerline:

Beginning at the Southeast Corner of Tract 49; thence West along the South line of said Tract North  $89^{\circ}27'44''$  West 42.67 feet to the true point of beginning; thence North  $1^{\circ}03'28''$  East 333.80 feet to the South line of parcel "B-1" as recorded in Volume 10, page 14 of Surveys, records of King County, Washington, said line being the terminus.

Together with the South 7.5 feet of this parcel.

# EXHIBIT 26

A portion of Tract 49 as recorded in Volume 16, page 63 of Plats, records of King County, Washington; as follows:

The South 7.5 feet of the West 130 feet of said Tract 49.

## EXHIBIT 27.

A portion of the East 206.8 feet of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 29, Twn 26, Rge 5 E W.M., Kirkland, Washington, as follows:

Beginning at the Northeast Corner of the Southeast Quarter, said Section 29; thence South  $1^{\circ}01'32''$  West 223.35 feet to a point on a curve having a tangent bearing of North  $20^{\circ}30'45''$  West, said point being the true point of beginning; thence South  $1^{\circ}01'32''$  West 70.42 feet; thence North  $32^{\circ}21'09''$  West 7.86 feet; thence North  $29^{\circ}00'34''$  West 58.26 feet; thence North  $17^{\circ}58'52''$  West 41.05 feet; thence North  $11^{\circ}52'32''$  West 58.21 feet; thence North  $19^{\circ}03'25''$  East 61.90 feet; thence North  $28^{\circ}12'07''$  West 19.07 feet; thence South  $83^{\circ}41'33''$  East 20.07 feet to the Westerly margin of 116th Avenue Northeast; thence along said margin on a curve through a central angle of  $21^{\circ}17'23''$  to the Southeast 158.90 feet to the true point of beginning.

## EXHIBIT 28

A tract of land in the northwest quarter of the northwest quarter of Section 23, Township 26 North, Range 5 East, W. M., in King County, Washington, described as follows:

Beginning at the northwest corner of the east half of the northwest quarter of the northwest quarter of said Section 33; thence south  $01^{\circ}03'28''$  west along the west line of said subdivision 30.00 feet to the Point of Beginning on the south margin of Northeast 116th Street, presently 60.00 feet in width; thence south  $88^{\circ}36'28''$  east along said street margin 195.00 feet; thence south  $01^{\circ}03'28''$  west 325.00 feet; thence north  $88^{\circ}36'28''$  west 264.24 feet; thence north  $01^{\circ}03'28''$  east 325.00 feet; thence south  $88^{\circ}36'28''$  east 69.24 feet to the Point of Beginning;

TOGETHER WITH an easement for ingress, egress, drainage and utilities over the following described property;

A strip of land 20.00 feet in width having 10.00 feet of such width on each side of a centerline described as follows:

Commencing at the Northwest corner of the East one-half of the Northwest quarter of the Northwest quarter of the aforesaid Section 33; thence south  $1^{\circ}03'28''$  West along the west line of said subdivision 355.0 feet; thence south  $88^{\circ}36'28''$  East, parallel with the north line of said subdivision, 120.92 feet to the POINT OF BEGINNING; thence south  $7^{\circ}40'37''$  West 166.91 feet; thence south  $8^{\circ}34'06''$  West 242.37 feet to a point on the South line of the North 761.39 feet of said subdivision which lies 70.00 feet westerly thereon from the West line of said subdivision and is the terminus of this easement centerline; TOGETHER with that portion of the South 20.00 feet of said north 761.39 feet lying westerly of the above described 20.00 feet wide strip;



That portion of Tract 49 of Kirkland-Juanita Acre Tracts, according to the plat recorded in Volume 16 of Plats, page 63, in King County, Washington, described as follows:

Commencing at the Northwest corner of said Tract 49;  
thence South  $89^{\circ}10'41''$  East along the North line of said tract, 130 feet;  
thence South  $1^{\circ}03'28''$  West parallel with the West line of said tract, 294.42 feet to the true point of beginning;  
thence continuing South  $1^{\circ}03'28''$  West 333.87 feet more or less, to the South line of said tract;  
thence South  $89^{\circ}27'44''$  East along said South line 57.27 feet to a point on the arc of a curve and Westerly margin of Northern Pacific Railroad right-of-way, the center of which lies North  $63^{\circ}32'13''$  West 1876.74 feet distant;  
thence along said Right-of-way Northerly along said curve to the left through a central angle of  $14^{\circ}41'53''$  an arc distant of 353.17 feet to a point which is South  $89^{\circ}27'44''$  East of the point of beginning; thence North  $89^{\circ}27'44''$  West 166.44 feet more or less, to the true point of beginning;

TOGETHER WITH and subject to an easement for ingress and egress and utilities over the following described lands:

The South 30 feet of the North 294.42 feet of Tract 49 of plat of Kirkland-Juanita Acre Tracts, according to the plat recorded in Volume 10 of Plats, page 63, in King County, Washington;  
EXCEPT the West 160 feet thereof;

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TOGETHER WITH the East 30 feet of the West 160 feet of said Tract 49 of the plat of Kirkland-Juanita Acre Tracts, according to the plat recorded in Volume 16 of Plats, page 63, in King County, Washington.

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EXHIBIT 29