

AN ORDINANCE OF THE CITY OF KIRKLAND, WASHINGTON, AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF INTERESTS IN LAND FOR THE PURPOSE OF CONSTRUCTION OF JUANITA DRIVE ROADWAY IMPROVEMENTS, WITHIN THE CITY OF KIRKLAND; 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 Kirkland City Council has, by Resolution R-4046 approved the Juanita Drive Improvement Project in the six-year Transportation Improvement Program, and has, by Resolution R-4045 approved the 1997-2002 Capital Improvement Program; and

WHEREAS, the improvements are necessary to provide needed lane configuration, pedestrian facilities, and utility systems; 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;

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. The lands and property rights within the City of Kirkland, King County, Washington, described in Exhibit A attached to this Ordinance and which descriptions are hereby incorporated by reference, 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.

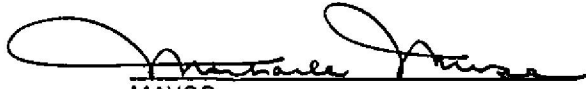
Section 2. The cost and expense of acquiring said property rights shall be paid for from State of Washington Urban Arterial Trust Account and/or City of Kirkland Excise Tax Reserve Fund.

Section 3. The City Manager is authorized and directed to immediately begin and prosecute action and proceedings in the manner provided by the 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.

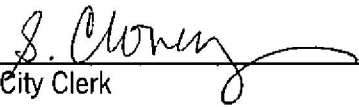
Section 4. This Ordinance shall be in full force and effect five days from and after its passage by the Kirkland City Council and published pursuant to Section 1.08.017, Kirkland Municipal Code in the ordinance and by this reference approved by the City Council.

Passed by majority vote of the Kirkland City Council in regular, open meeting this 16th day of February, 1999.

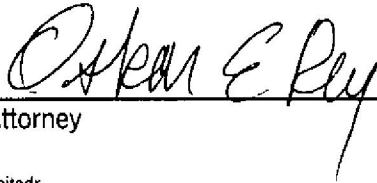
Signed in authentication thereof this 16th day of February, 1999.


MAYOR

Attest:


Deputy City Clerk

Approved as to Form:


Asst. City Attorney

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DESCRIPTION of SIDEWALK MAINTENANCE EASEMENT
LOT NUMBER 26

EASEMENT DESCRIPTION:

A TRIANGULAR STRIP OF PROPERTY WITH ITS POINT OF BEGINNING AT THE SOUTHEAST PROPERTY CORNER OF THE SUBJECT PROPERTY, AS DESCRIBED BELOW, THENCE NORTH ALONG THE EASTERLY PROPERTY LINE A DISTANCE OF 5 FEET, THENCE IN A NORTHWESTERLY DIRECTION TO A POINT ON THE SOUTHERLY PROPERTY LINE LYING 50 FEET WEST OF THE POINT OF BEGINNING , THENCE SOUTHEASTERLY ALONG THE SOUTHERLY PROPERTY LINE A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING, CONTAINING 126 SQUARE FEET.

SUBJECT PROPERTY DESCRIPTION:

THAT PORTION OF TAX LOT 26, GOVERNMENT LOT 7 IN SECTION 30, TOWNSHIP 26 NORTH, RANGE 5 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF GOVERNMENT LOT 7, SECTION 30, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DISTANT SOUTH 1°22'52" WEST 2109.24 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 88°52'03" EAST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 185.002 FEET TO A POINT ON A LINE PARALLEL AND 185.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID GOVERNMENT LOT 7 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 1°22'52" WESTERLY ALONG SAID PARALLEL LINE 64.309 FEET; THENCE EASTERLY PARALLEL WITH CONOVER ROAD A DISTANCE OF 10.000 FEET; THENCE SOUTHERLY 53.5 FEET, MORE OR LESS, TO A POINT ON A LINE PARALLEL WITH AND 185.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID GOVERNMENT LOT 7, SAID POINT BEING SOUTH 1°22'52" WEST 118.709 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 1°22'52" WEST ALONG SAID PARALLEL LINE 26.66 FEET TO THE NORTHEASTERLY LINE OF CONOVER ROAD; THENCE SOUTH 61°32'58" EAST ALONG SAID NORTHEASTERLY ROAD LINE 185.298 FEET TO A POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND DISTANCE EASTERLY 350 FEET FROM SAID WEST LINE OF SAID GOVERNMENT LOT 7; THENCE NORTH 1°22'52" EAST ALONG SAID PARALLEL LINE 230.410 FEET TO A POINT WHICH BEARS SOUTH 88°52'03" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88°52'03" WEST 165.002 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO EASEMENT IN FAVOR OF NORTHEAST LAKE WASHINGTON SEWER DISTRICT A MUNICIPAL CORPORATION, RECORDED UNDER AUDITOR'S FILE RECORDING NO. 6210640.

DESCRIPTION of TEMPORARY CONSTRUCTION EASEMENT
LOT NUMBER 26

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

A RECTANGULAR STRIP OF LAND 6 FEET IN WIDTH , LYING NORTHERLY OF AND RUNNING PARALLEL WITH THE SOUTHERLY PROPERTY LINE OF THE SUBJECT PROPERTY, AS FULLY DESCRIBED BELOW, CONTAINING 1,098 SQUARE FEET.

SUBJECT PROPERTY DESCRIPTION:

THAT PORTION OF TAX LOT 26, GOVERNMENT LOT 7 IN SECTION 30, TOWNSHIP 26 NORTH, RANGE 5 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF GOVERNMENT LOT 7, SECTION 30, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DISTANT SOUTH 1°22'52" WEST 2109.24 FEET FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 88°52'03" EAST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 185.002 FEET TO A POINT ON A LINE PARALLEL AND 185.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID GOVERNMENT LOT 7 AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 1°22'52" WESTERLY ALONG SAID PARALLEL LINE 64.309 FEET; THENCE EASTERLY PARALLEL WITH CONOVER ROAD A DISTANCE OF 10.000 FEET; THENCE SOUTHERLY 53.5 FEET, MORE OR LESS, TO A POINT ON A LINE PARALLEL WITH AND 185.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID GOVERNMENT LOT 7, SAID POINT BEING SOUTH 1°22'52" WEST 118.709 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 1°22'52" WEST ALONG SAID PARALLEL LINE 26.66 FEET TO THE NORTHEASTERLY LINE OF CONOVER ROAD; THENCE SOUTH 61°32'58" EAST ALONG SAID NORTHEASTERLY ROAD LINE 185.298 FEET TO A POINT OF INTERSECTION WITH A LINE PARALLEL WITH AND DISTANCE EASTERLY 350 FEET FROM SAID WEST LINE OF SAID GOVERNMENT LOT 7; THENCE NORTH 1°22'52" EAST ALONG SAID PARALLEL LINE 230.410 FEET TO A POINT WHICH BEARS SOUTH 88°52'03" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 88°52'03" WEST 165.002 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO EASEMENT IN FAVOR OF NORTHEAST LAKE WASHINGTON SEWER DISTRICT A MUNICIPAL CORPORATION, RECORDED UNDER AUDITOR'S FILE RECORDING NO. 6210640.

DESCRIPTION of CONSTRUCTION AND MAINTENANCE EASEMENT
LOT NUMBER 62

EASEMENT DESCRIPTION:

A STRIP OF LAND WITH ITS BEGINNING POINT AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, AS FULLY DESCRIBED BELOW; THENCE NORTHEASTERLY ALONG THE EASTERLY PROPERTY LINE TO A POINT 28 FEET PERPENDICULAR TO THE SOUTHERN PROPERTY LINE; THENCE NORTHWESTERLY 45 FEET PARALLEL TO THE SOUTHERN PROPERTY LINE; THENCE NORTHWESTERLY 90 FEET TO A POINT 21 FEET PERPENDICULAR TO THE SOUTHERN PROPERTY LINE; THENCE NORTHWESTERLY TO A POINT ON THE WESTERLY PROPERTY BEING 4.35 FEET PERPENDICULAR TO THE SOUTHERN PROPERTY LINE; THENCE 5 FEET, MORE OR LESS, SOUTHERLY ALONG THE WESTERLY PROPERTY LINE TO THE SOUTHWEST PROPERTY CORNER OF SAID PROPERTY; THENCE SOUTHEASTERLY ALONG THE SOUTHERN PROPERTY LINE TO THE POINT OF BEGINNING, CONTAINING 4,990 SQUARE FEET.

SUBJECT PROPERTY DESCRIPTION:

THAT PORTION OF TAX LOT 62, GOVERNMENT LOT 7 IN SECTION 30, TOWNSHIP 26 NORTH, RANGE 5 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30;
 THENCE NORTH ALONG THE EAST LINE THEREOF, 527.31 FEET;
 THENCE WEST PARALLEL TO THE NORTH BOUNDARY LINE OF THE EAST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 30, A DISTANCE OF 1,320 FEET, MORE OR LESS, TO THE WEST LINE OF SAID GOVERNMENT LOT 7 PRODUCED SOUTHERLY;
 THENCE SOUTHERLY ALONG SAID WEST LINE PRODUCED SOUTHERLY TO THE SHORE OF LAKE WASHINGTON;
 THENCE SOUTHEASTERLY ALONG THE SHORE OF LAKE WASHINGTON TO THE SOUTH LINE OF SAID SECTION 30;
 THENCE EASTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

EXCEPT THE WEST 350 FEET;

AND EXCEPT THAT PORTION LYING SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF JUANITA DRIVE N.E.;

AND EXCEPT THAT PORTION LYING EAST OF THE WEST RIGHT-OF-WAY LINE OF LAKE WASHINGTON BOULEVARD N.E. (98TH AVE N.E.);

AND EXCEPT THAT PORTION OF GOVERNMENT LOT 7 IN SECTION 30, TOWNSHIP 20 NORTH, RANGE 5 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 599.05 FEET TO THE INTERSECTION OF THE CENTER LINE OF 98TH AVENUE N.E. (SECONDARY STATE HIGHWAY NO. 2A) AND THE CENTER LINE OF JUANITA DRIVE N.E.;

THENCE NORTH 01 DEGREES 02 MINUTES 42 SECONDS WEST ALONG THE SAID CENTER LINE OF 98TH AVENUE N.E. A DISTANCE OF 38.65 FEET;

THENCE NORTH 51 DEGREES 57 MINUTES 12 SECONDS WEST 38.65 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE WESTERLY MARGIN OF SAID 98TH AVE N.E. AND THE NORTHERLY MARGIN OF SAID JUANITA DRIVE;

THENCE NORTH 51 DEGREES 57 MINUTES 12 SECONDS WEST ALONG SAID NORTHERLY MARGIN 64.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,894.93 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, 129.46 FEET;

(EASEMENT LOT 62 CONTINUED:)

THENCE NORTH 35 DEGREES 29 MINUTES 04 SECONDS EAST ALONG A LINE RADIAL TO SAID CURVE 100.20 FEET;

THENCE NORTH 88 DEGREES 57 MINUTES 18 SECONDS EAST 92.57 FEET TO THE SAID WESTERLY MARGIN OF 98TH AVENUE N.E.;

THENCE SOUTH 01 DEGREES 02 MINUTES 42 SECONDS EAST ALONG SAID WESTERLY MARGIN 200.45 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 5537201;

AND EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 7402070079;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

DESCRIPTION of TEMPORARY CONSTRUCTION EASEMENT
LOT NUMBER 62

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

THE SOUTHERLY 40 FEET OF THE SUBJECT PROPERTY, AS FULLY DESCRIBED BELOW, EXCEPT THE AREA CONTAINED WITHIN THE ADJACENT CONSTRUCTION AND MAINTENANCE EASEMENT, CONTAINING 6,010 SQUARE FEET, MORE OR LESS.

SUBJECT PROPERTY DESCRIPTION:

THAT PORTION OF TAX LOT 62, GOVERNMENT LOT 7 IN SECTION 30, TOWNSHIP 26 NORTH, RANGE 5 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30;
 THENCE NORTH ALONG THE EAST LINE THEREOF, 527.31 FEET;
 THENCE WEST PARALLEL TO THE NORTH BOUNDARY LINE OF THE EAST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 30, A DISTANCE OF 1,320 FEET, MORE OR LESS, TO THE WEST LINE OF SAID GOVERNMENT LOT 7 PRODUCED SOUTHERLY;
 THENCE SOUTHERLY ALONG SAID WEST LINE PRODUCED SOUTHERLY TO THE SHORE OF LAKE WASHINGTON;
 THENCE SOUTHEASTERLY ALONG THE SHORE OF LAKE WASHINGTON TO THE SOUTH LINE OF SAID SECTION 30;
 THENCE EASTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

EXCEPT THE WEST 350 FEET;

AND EXCEPT THAT PORTION LYING SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF JUANITA DRIVE N.E.;

AND EXCEPT THAT PORTION LYING EAST OF THE WEST RIGHT-OF-WAY LINE OF LAKE WASHINGTON BOULEVARD N.E. (98th AVE N.E.);

AND EXCEPT THAT PORTION OF GOVERNMENT LOT 7 IN SECTION 30, TOWNSHIP 20 NORTH, RANGE 5 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 599.05 FEET TO THE INTERSECTION OF THE CENTER LINE OF 98th AVENUE N.E. (SECONDARY STATE HIGHWAY NO. 2A) AND THE CENTER LINE OF JUANITA DRIVE N.E.;

THENCE NORTH 01 DEGREES 02 MINUTES 42 SECONDS WEST ALONG THE SAID CENTER LINE OF 98th AVENUE N.E. A DISTANCE OF 38.65 FEET;

THENCE NORTH 51 DEGREES 57 MINUTES 12 SECONDS WEST 38.65 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE WESTERLY MARGIN OF SAID 98th AVE N.E. AND THE NORTHERLY MARGIN OF SAID JUANITA DRIVE;

THENCE NORTH 51 DEGREES 57 MINUTES 12 SECONDS WEST ALONG SAID NORTHERLY MARGIN 64.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,894.93 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, 129.46 FEET;

THENCE NORTH 35 DEGREES 29 MINUTES 04 SECONDS EAST ALONG A LINE RADIAL TO SAID CURVE 100.20 FEET;

(TEMPORARY CONSTRUCTION EASEMENT LOT 62 CONTINUED:)

THENCE NORTH 88 DEGREES 57 MINUTES 18 SECONDS EAST 92.57 FEET TO THE SAID WESTERLY MARGIN OF 98TH AVENUE N.E.;

THENCE SOUTH 01 DEGREES 02 MINUTES 42 SECONDS EAST ALONG SAID WESTERLY MARGIN 200.45 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 5537201;

AND EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 7402070079;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

DESCRIPTION of CONSTRUCTION AND MAINTENANCE EASEMENT
LOT NUMBER 192

EASEMENT DESCRIPTION:

AN AREA BOUNDED BY THE SOUTHERLY PROPERTY LINE AND SOUTHEASTERLY PROPERTY CORNER, AND BEGINNING AT THE EASTERLY PROPERTY LINE OF THE SUBJECT PROPERTY, AS FULLY DESCRIBED BELOW; THENCE WESTERLY AND PERPENDICULAR TO SAID LINE TO A POINT 28 FEET NORTHEASTERLY OF THE SOUTHWESTERLY PROPERTY LINE; THENCE NORTHWESTERLY TO A POINT ON THE WESTERLY PROPERTY LINE AND 28 FEET NORTHEASTERLY OF THE SOUTHWESTERLY PROPERTY LINE, CONTAINING 4,720 SQUARE FEET..

SUBJECT PROPERTY DESCRIPTION:

THAT PORTION OF TAX LOT 192, GOVERNMENT LOT 7 IN SECTION 30, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30;
THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 599.05 FEET TO THE INTERSECTION OF THE CENTER LINE OF 98TH AVENUE N.E. (SECONDARY STATE HIGHWAY NO. 2A) AND THE CENTER LINE OF JUANITA DRIVE N.E.;
THENCE NORTH 01 DEGREES 02 MINUTES 42 SECONDS WEST ALONG THE SAID CENTER LINE OF 98TH AVENUE N.E. A DISTANCE OF 38.65 FEET;
THENCE NORTH 51 DEGREES 57 MINUTES 12 SECONDS WEST 38.65 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE WESTERLY MARGIN OF SAID 98TH AVE N.E. AND THE NORTHERLY MARGIN OF SAID JUANITA DRIVE;
THENCE NORTH 51 DEGREES 57 MINUTES 12 SECONDS WEST ALONG SAID NORTHERLY MARGIN 64.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,894.93 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE, 129.46 FEET;
THENCE NORTH 35 DEGREES 29 MINUTES 04 SECONDS EAST ALONG A LINE RADIAL TO SAID CURVE 100.20 FEET;
THENCE NORTH 88 DEGREES 57 MINUTES 18 SECONDS EAST 92.57 FEET TO THE SAID WESTERLY MARGIN OF 98TH AVENUE N.E.;
THENCE SOUTH 01 DEGREES 02 MINUTES 42 SECONDS EAST ALONG SAID WESTERLY MARGIN 200.45 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY, AS RECORDED UNDER RECORDING NO. 5537201;

AND EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 7402070079;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

DESCRIPTION of TEMPORARY CONSTRUCTION EASEMENT
LOT NUMBER 192

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

THE SOUTHERLY 40 FEET OF THE SUBJECT PROPERTY, AS FULLY DESCRIBED BELOW, EXCEPT THE AREA CONTAINED IN THE ADJACENT CONSTRUCTION AND MAINTENANCE EASEMENT, CONTAINING 1,400 SQUARE FEET MORE OR LESS.

SUBJECT PROPERTY DESCRIPTION:

THAT PORTION OF TAX LOT 192, GOVERNMENT LOT 7 IN SECTION 30, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30;
THENCE NORTH 89 DEGREES 42 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 599.05 FEET TO THE INTERSECTION OF THE CENTER LINE OF 98TH AVENUE N.E. (SECONDARY STATE HIGHWAY NO. 2A) AND THE CENTER LINE OF JUANITA DRIVE N.E.;
THENCE NORTH 01 DEGREES 02 MINUTES 42 SECONDS WEST ALONG THE SAID CENTER LINE OF 98TH AVENUE N.E. A DISTANCE OF 38.65 FEET;
THENCE NORTH 51 DEGREES 57 MINUTES 12 SECONDS WEST 38.65 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE WESTERLY MARGIN OF SAID 98TH AVE N.E. AND THE NORTHERLY MARGIN OF SAID JUANITA DRIVE;
THENCE NORTH 51 DEGREES 57 MINUTES 12 SECONDS WEST ALONG SAID NORTHERLY MARGIN 64.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,894.93 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE, 129.46 FEET;
THENCE NORTH 35 DEGREES 29 MINUTES 04 SECONDS EAST ALONG A LINE RADIAL TO SAID CURVE 100.20 FEET;
THENCE NORTH 88 DEGREES 57 MINUTES 18 SECONDS EAST 92.57 FEET TO THE SAID WESTERLY MARGIN OF 98TH AVENUE N.E.;
THENCE SOUTH 01 DEGREES 02 MINUTES 42 SECONDS EAST ALONG SAID WESTERLY MARGIN 200.45 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY, AS RECORDED UNDER RECORDING NO. 5537201;

AND EXCEPT THAT PORTION CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 7402070079;
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

DESCRIPTION of CONSTRUCTION AND MAINTENANCE EASEMENT
LOT NUMBER 281

EASEMENT DESCRIPTION:

BEGINNING AT THE EASTERN PROPERTY LINE OF THE SUBJECT PROPERTY, AS FULLY DESCRIBED BELOW; THENCE WESTERLY ALONG A LINE PARALLEL AND 15 FEET NORTHERLY OF THE SOUTHERN PROPERTY LINE TO A POINT 34 FEET PERPENDICULAR FROM THE WESTERN PROPERTY LINE; THENCE NORTHWESTERLY TO A POINT 13 FEET PERPENDICULAR TO THE WESTERN PROPERTY LINE AND 24 FEET PERPENDICULAR FROM THE SOUTHERN PROPERTY LINE; THENCE NORTHWESTERLY TO A POINT ON THE WESTERN PROPERTY LINE 45 FEET PERPENDICULAR TO THE SOUTHERN PROPERTY LINE CONTAINING, 2,460 SQUARE FEET.

SUBJECT PROPERTY DESCRIPTION:

LOTS 1 OF KING COUNTY SHORT PLAT NO. 479068, RECORDED UNDER KING COUNTY RECORDING NO. 7910220929, RECORDS OF KING COUNTY.

BEING A PROTION OF GOVERNMENT LOT 7, SECTION 30, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

LESS AND EXCEPT ANY PORTION OF THE PROPERTY USED FOR PUBLIC RIGHT-OF-WAY.

DESCRIPTION of TEMPORARY CONSTRUCTION EASEMENT
LOT NUMBER 281

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION:

THE SOUTHERLY 20 FEET OF THE SUBJECT PROPERTY, AS FULLY DESCRIBED BELOW, EXCEPT THE AREA CONTAINED IN THE ADJACENT CONSTRUCTION AND MAINTENANCE EASEMENT, CONTAINING 950 SQUARE FEET MORE OR LESS.

SUBJECT PROPERTY DESCRIPTION:

LOTS 1 OF KING COUNTY SHORT PLAT NO. 479068, RECORDED UNDER KING COUNTY RECORDING NO. 7910220929, RECORDS OF KING COUNTY.

BEING A PROTION OF GOVERNMENT LOT 7, SECTION 30, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

LESS AND EXCEPT ANY PORTION OF THE PROPERTY USED FOR PUBLIC RIGHT-OF-WAY.

PUBLICATION SUMMARY
OF ORDINANCE NO. 3680

AN ORDINANCE OF THE CITY OF KIRKLAND, WASHINGTON, AUTHORIZING AND PROVIDING FOR THE ACQUISITION OF INTERESTS IN LAND FOR THE PURPOSE OF CONSTRUCTION OF JUANITA DRIVE ROADWAY IMPROVEMENTS, WITHIN THE CITY OF KIRKLAND; 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.

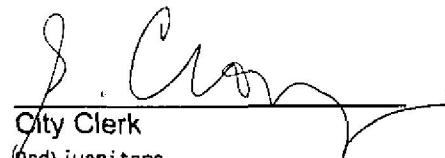
Section 1. Sets forth portions of properties to be condemned for the NE 124th Street Roadway Improvement Project. All properties are located along Juanita Drive between 93rd Avenue NE and 100th Avenue NE.

Section 2 and 3. Set forth the source of funding for the project and authorizes the City Manager to pursue acquisition of the properties.

Section 4. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its regular meeting on the 16 day of February, 1999.

I certify that the foregoing is a summary of Ordinance 3680 approved by the Kirkland City Council for summary publication.

Deputy  City Clerk
Ord\juanitaps