ORDINANCE NO. 06-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, AUTHORIZING THE CITY MANAGER TO ACQUIRE, DISPOSE, OR LEASE CERTAIN REAL PROPERTY INTERESTS BY NEGOTIATED VOLUNTARY DONATION, NEGOTIATED VOLUNTARY PURCHASE, UNDER THREAT OF CONDEMNATION, BY CONDEMNATION, BY SETTLING CONDEMNATION LITIGATION OR ENTERING ADMINISTRATIVE SETTLEMENTS, AND TO PAY ELIGIBLE RELOCATION AND REESTABLISHMENT BENEFITS TO AFFECTED PARTIES AS NECESSARY FOR THE PURPOSE OF INSTALLING AND MAINTAINING CERTAIN INTERSECTION AND ROAD IMPROVEMENTS ON THE COVINGTON CONNECTOR (CIP 1201), COVINGTON, WA.

WHEREAS, the City of Covington ("City") has reviewed and approved specific project plans for installing and maintaining certain intersection and road improvements on SE 272nd Street and 204th Avenue SE, Covington, WA; and

WHEREAS, the City has determined that it must acquire certain property and/or property rights in order to construct the improvements; and

WHEREAS, on June 14, 2016, the City of Covington City Council ("City Council") approved and adopted the City of Covington Acquisition and Relocation Policy, Procedures, and Guidelines; and

WHEREAS, in order to acquire the property rights determined to be necessary for the project, the City must acquire by voluntary donation, voluntary negotiated purchase, or by condemnation certain property rights in the property described in Exhibit A for public purposes, and to pay eligible relocation and re-establishment benefits to affected parties; and

WHEREAS, the City of Covington commissioned appraisals to determine the fair market value of the property rights and has been negotiating with the owners of the property rights to a negotiated purchase, but, if necessary, may need to acquire some or all of the property rights by condemnation; and

WHEREAS, the funds necessary to acquire the fair market value of the property rights shall be paid from City funds; and

WHEREAS, prior to the City Council's action on this ordinance, the City provided requisite notice to property owners in the manner provided for in RCW 8.12.005 and RCW 8.25.290; and

WHEREAS, this final action complies with Governor Jay Inslee's Proclamation 20-28, issued on March 24, 2020, and as updated or amended in response to the COVID-19 health crisis; and

WHEREAS, the final action to be taken as described herein, is necessary for the City to continue with its essential public facility transportation projects, and it is part of the routine business of the City Council;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, DO ORDAIN AS FOLLOWS:

SECTION 1. The City of Covington City Manager ("City Manager") is hereby authorized to execute such agreements as are customary and necessary for the acquisition, lease, or disposal of the real property interests described in Exhibit A and for the payment of eligible relocation and re-establishment costs, said property to be used for the construction of the Covington

Connector – 204th Avenue SE and SE 272nd Street Project ("Project"). In accordance with the City's adopted Real Property Acquisition and Relocation Policies, Procedures and Guidelines, the acquisition price of the property shall not exceed the fair market value to be determined through the appraisal process; provided that in the event the total of the acquisition, relocation and re-establishment costs of the property exceeds the City's approved budget for the Project right-of-way acquisition, then the City Manager shall obtain approval from the City Council before acquisition of the property by purchase or condemnation.

SECTION 2. The City Manager is hereby authorized to settle condemnation litigation or enter administrative settlements (a settlement in lieu of initiating condemnation litigation) for the acquisition of the real property interests described in Exhibit A. Such settlements shall be made only upon the recommendation of legal counsel, for amounts deemed to be a reasonable estimation of fair market value and shall not exceed established budgets.

SECTION 3. The City Council deems the Project to be a public use for a public purpose. The City Council deems it necessary and in the best interests of the citizens residing within the City boundaries to acquire the property rights identified in Exhibit A as being necessary for the Project. The Project and resulting improvements will be part of the right-of-way owned by the City and open for use by the general public; therefore, the use of property, property interests, encumbrances, and/or easements condemned herein for the Project constitute a public use. The City Council finds that the public health, safety, necessity, convenience, and welfare demand and require acquisition of the property described in Exhibit A and the City Council directs that all or any portion of the property identified in Exhibit A be immediately acquired by voluntary agreement, or in lieu of agreement, that said property be condemned, appropriated, taken, and damaged for the construction, operation, and maintenance of the Project and that eligible parties be paid relocation and reestablishment costs associated with displacement from the property.

SECTION 4. In addition to the authority granted the City Manager in Section 1 above, condemnation proceedings are hereby authorized by the City Council and the authority is hereby delegated to the City Manager to take action as related to such condemnation proceedings to acquire all or any portion of the property or property rights described in the attached Exhibit A for the purpose of constructing, owning, and operating the Project. The City Manager is also authorized to make minor amendments to the legal descriptions of property described in the attached Exhibit A, as may be necessary to correct scrivener's errors and/or to conform the legal description to the precise boundaries of the property required for the Project.

SECTION 5. Pursuant to RCW 8.12.005 and RCW 8.25.290, notice of the consideration of this ordinance was properly issued by mail on April 13, 2020 to all potentially affected property owners and published in the proper legal newspaper on April 15, 2020 and April 22, 2020.

SECTION 6. The funds necessary to acquire the property by purchase or to pay just compensation adjudged due after condemnation shall be paid from the City's Capital Improvement Program funds.

SECTION 7. This ordinance shall be in full force and effect five days after its passage, approval, and publication as provided by law. A summary of this ordinance may be published in lieu of publishing the ordinance in its entirety.

SECTION 8. If any provision of this ordinance is determined to be invalid or unenforceable for any reason, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 9. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of any scrivener, clerical errors, references, ordinance number, section/subsection numbers and any references thereto.

SECTION 10. Any act consistent with the authority and granted herein taken prior to the effective date of this ordinance is hereby ratified and affirmed.

SECTION 11. This final action is necessary for the City to continue with its essential public facility transportation projects, and it is part of the routine business of the City Council.

PASSED by the City Council on the 28th day of April 2020 and signed in authentication thereof.

Mayor Jeff Wagner

AUTHENTICATED:

Joan Michaud, City Clerk

APPROVED AS TO FORM:

/s/ Mark Orthmann, authorized by email on April 28, 2020.

Mark Orthmann, City Attorney

PUBLISHED: May 1, 2020
EFFECTIVE: May 6, 2020

EXHIBIT "A"

PARCEL DESCRIPTION:

THE SOUTH HALF OF THE EAST HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON.

EXCEPT THE EASTERNMOST 30 FEET.

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT AREA:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL, THENCE ALONG THE EAST LINE OF SAID PARCEL S00°49'53"W, 164.71 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
THENCE ALONG THE SOUTH LINE OF SAID PARCEL N88°53'50W, 36.00 FEET;
THENCE LEAVING SAID SOUTH LINE, N00°49'53"E, 10.00 FEET;
THENCE S89°10'07"E, 26.00 FEET;
THENCE N00°49'53"E, 124.88 FEET;
THENCE N89°10'07"W, 66.00 FEET;
THENCE N00°49'53"E, 30.02 FEET TO THE NORTH LINE OF SAID PARCEL;
THENCE ALONG SAID NORTH LINE, S88°53'21"E, 76.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,880 SQFT MORE OR LESS

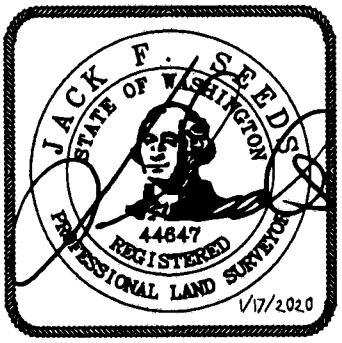
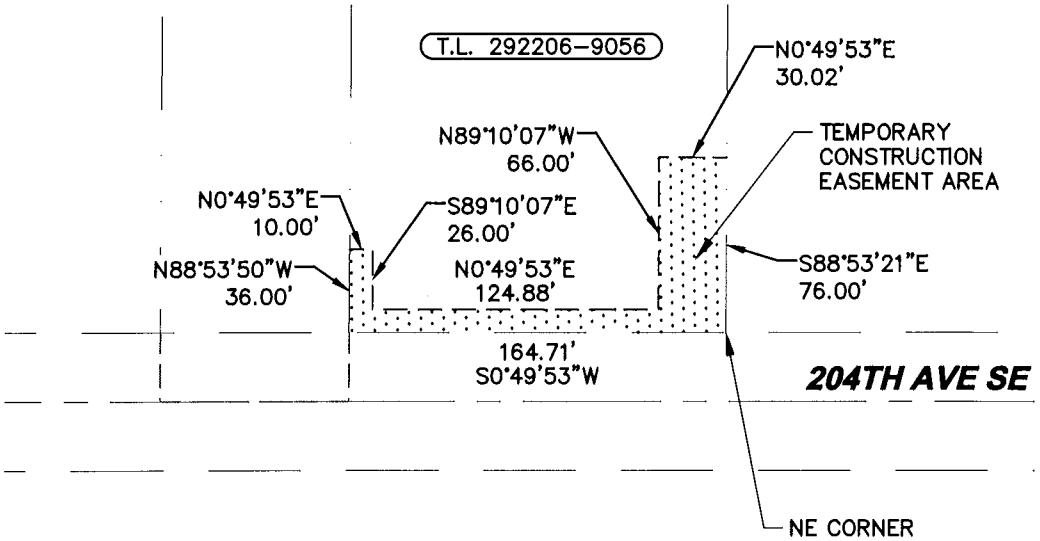
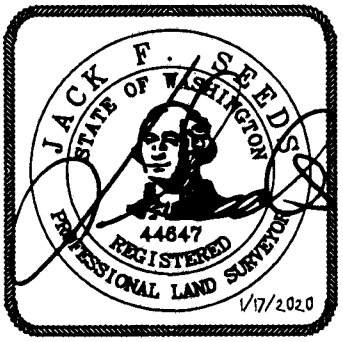


EXHIBIT "B"





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N

1"=80'

SCALE: 1"=80' FILE: TL 292206-9056-TCE DATE: 01/16/2020 JFS PROJ. NO.: 16403

EXHIBIT "A"

PARCEL DESCRIPTION:

LOT 1 OF KING COUNTY SHORT PLAT No. 984024, ACCORDING TO THE SHORT PLAT RECORDED UNDER KING COUNTY RECORDING No. 8501290708, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE CITY OF COVINGTON, COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION OF RIGHT OF WAY ACQUISITION AREA:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL, THENCE ALONG THE EAST LINE OF SAID PARCEL N00°49'53"E, 135.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;
THENCE ALONG THE NORTH LINE OF SAID PARCEL N88°58'50"W, 13.00 FEET;
THENCE LEAVING SAID NORTH LINE S00°49'53"W, 5.00 FEET;
THENCE S88°58'50"E, 5.00 FEET TO A LINE 5.00 FEET WESTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 77.17 FEET;
THENCE N89°10'07"W, 5.50 FEET;
THENCE S00°49'53"W, 52.82 FEET TO THE SOUTH LINE OF SAID PARCEL;
THENCE ALONG SAID SOUTH LINE S88°58'50"E, 13.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,396 SQFT MORE OR LESS

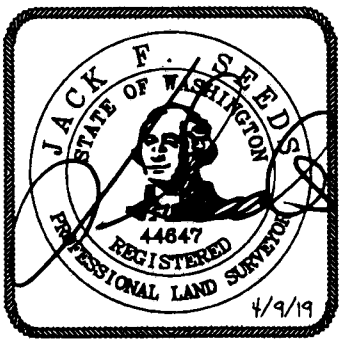
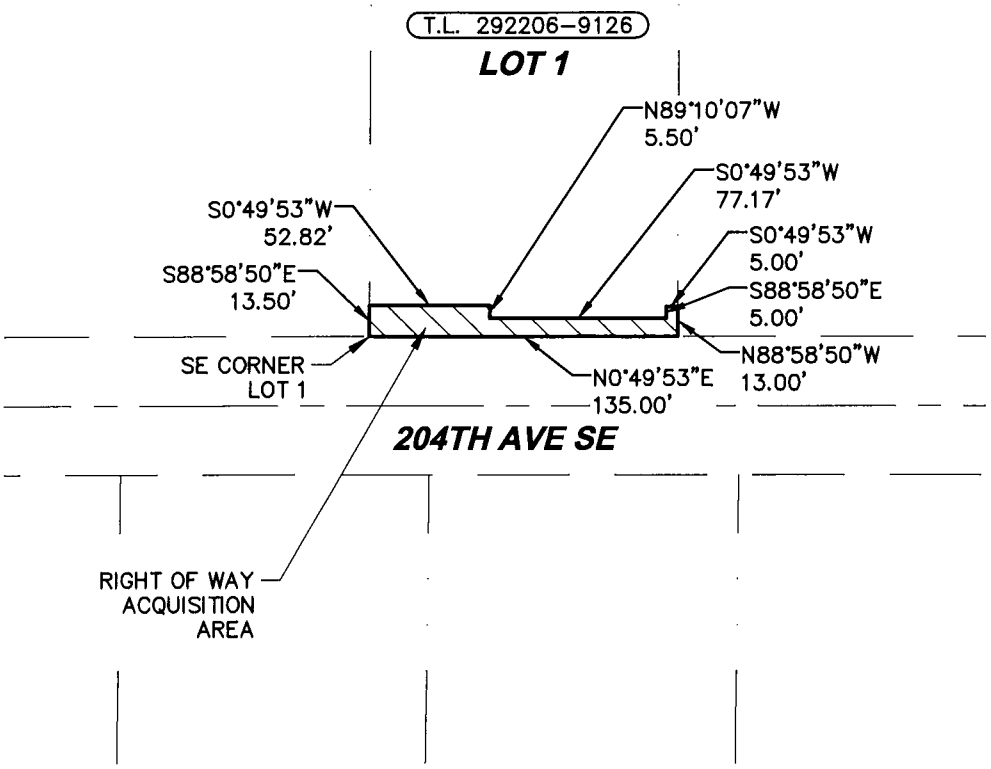


EXHIBIT "B"



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1"=80'

SCALE: 1"=80' FILE: TL 292206-9126-RW DATE: 03/28/19 JFS PROJ. NO.: 16403

EXHIBIT "A"

PARCEL DESCRIPTION:

LOT 1 OF KING COUNTY SHORT PLAT No. 984024, ACCORDING TO THE SHORT PLAT RECORDED UNDER KING COUNTY RECORDING No. 8501290708, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE CITY OF COVINGTON, COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT AREA:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL, THENCE ALONG THE EAST LINE OF SAID PARCEL N00°49'53"E, 135.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;
THENCE ALONG THE NORTH LINE OF SAID PARCEL N88°58'50"W, 13.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID NORTH LINE S00°49'53"W, 5.00 FEET;
THENCE S88°58'50"E, 5.00 FEET TO A LINE 5.00 FEET WESTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 77.17 FEET;
THENCE LEAVING SAID PARALLEL LINE N89°10'07"W, 5.50 FEET;
THENCE S00°49'53"W, 52.82 FEET TO THE SOUTH LINE OF SAID PARCEL;
THENCE ALONG SAID SOUTH LINE N88°58'50"W, 20.50 FEET;
THENCE LEAVING SAID SOUTH LINE N00°49'53"E, 135.00 FEET TO THE NORTH LINE OF SAID PARCEL;
THENCE ALONG SAID NORTH LINE S88°58'50"E, 21.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 3,194 SQFT MORE OR LESS

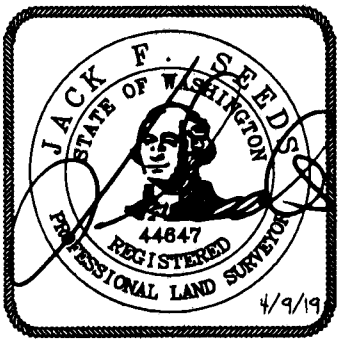
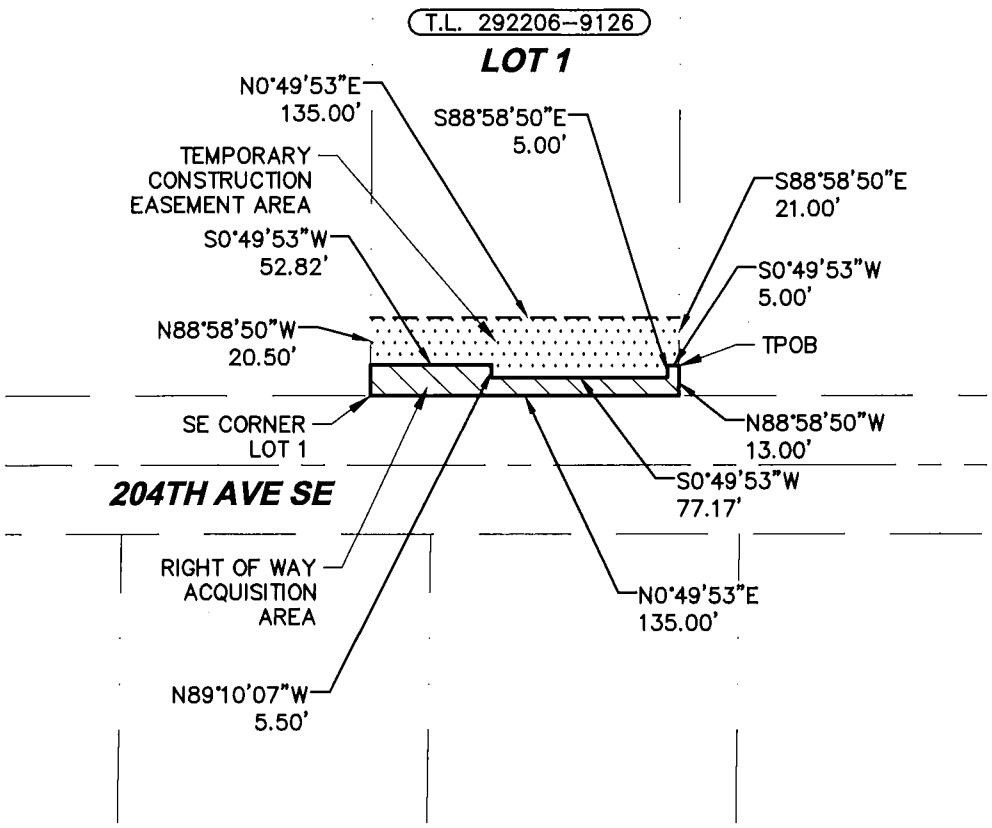
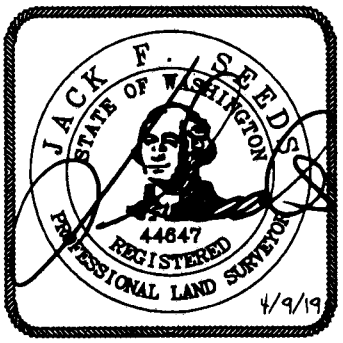


EXHIBIT "B"





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1"=80'

SCALE: 1"=80' FILE: TL 292206-9126-TCE DATE: 03/28/19 JFS PROJ. NO.: 16403

EXHIBIT "A"

PARCEL DESCRIPTION:

LOT 6, FIRWOOD ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 101 OF PLATS, PAGE(S) 3, IN KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION OF RIGHT OF WAY ACQUISITION AREA:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, FIRWOOD ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 101 OF PLATS, PAGE(S) 3, IN KING COUNTY, WASHINGTON;
THENCE ALONG THE WEST LINE OF SAID LOT 6, S00°49'53"W, 131.16 FEET;
THENCE LEAVING SAID WEST LINE N01°57'14"E, 131.15 FEET TO THE NORTH LINE OF SAID LOT 6;
THENCE ALONG SAID NORTH LINE N88°33'27"W, 2.57 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 169 SQFT MORE OR LESS

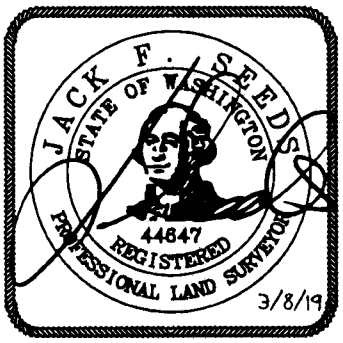
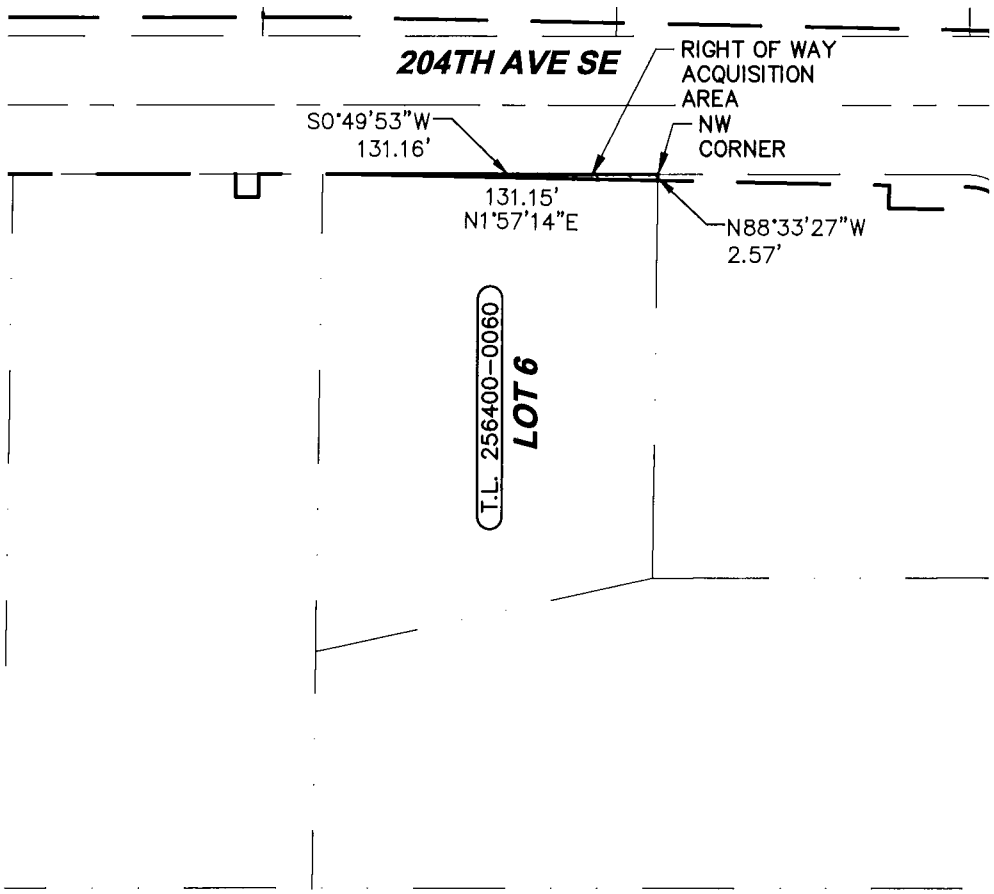
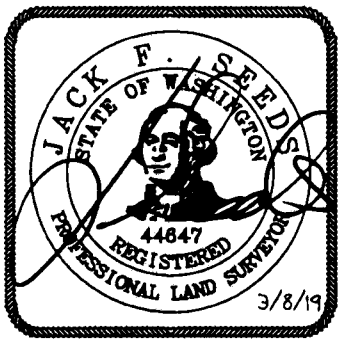


EXHIBIT "B"





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1"=80'

SCALE: 1"=80' FILE: TL 256400-0060 RW DATE: 03/08/19 JFS PROJ. NO.: 16403

EXHIBIT "A"

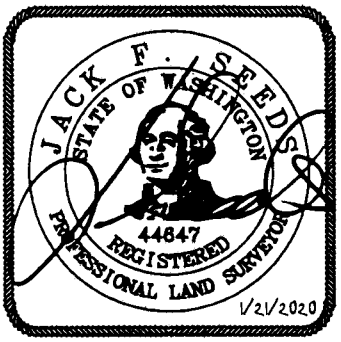
PARCEL DESCRIPTION:

LOT 6, FIRWOOD ACRES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 101 OF PLATS, PAGE(S) 3, IN KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT AREA:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6;
THENCE ALONG THE NORTH LINE OF SAID LOT 6, S88°33'27E, 2.57 FEET TO THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID NORTH LINE, S01°57'14"W, 131.15 FEET TO THE WEST LINE OF SAID LOT 6;
THENCE ALONG THE WEST LINE OF SAID LOT 6 S00°49'53"W, 15.54 FEET TO THE SOUTH LINE OF SAID LOT 6;
THENCE ALONG SAID SOUTH LINE S88°33'27"E, 21.00 FEET;
THENCE LEAVING SAID SOUTH LINE N01°57'14"E, 81.14 FEET;
THENCE S88°02'46"E, 20.00 FEET;
THENCE N01°57'14"E, 50.18 FEET TO THE NORTH LINE OF SAID LOT 6;
THENCE ALONG SAID NORTH LINE N88°33'27"W, 41.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4,082 SQFT MORE OR LESS



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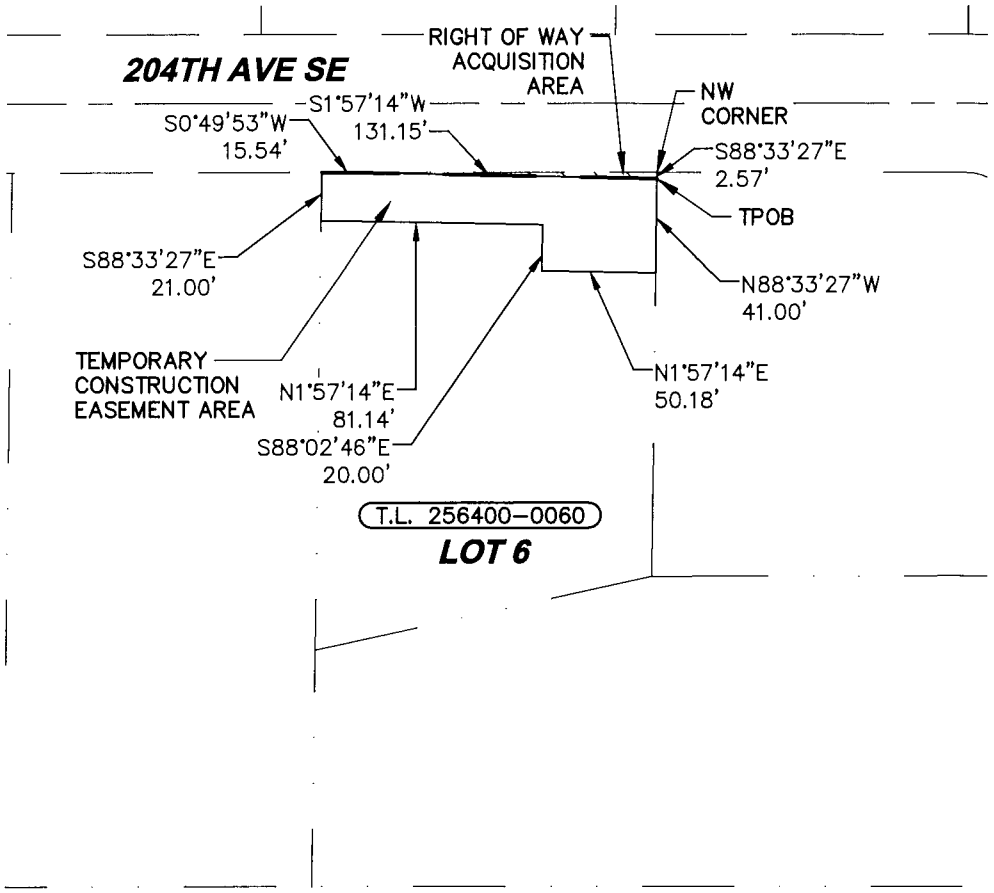

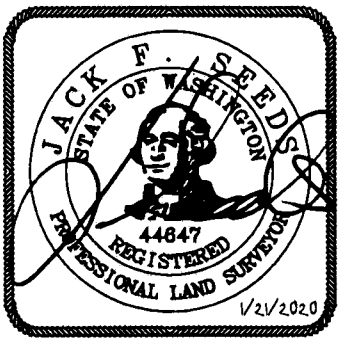

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SCALE: 1"=80' FILE: TL 256400-0060 TCE DATE: 01/21/2020 JFS PROJ. NO.: 16403

EXHIBIT "A"

PARCEL DESCRIPTION:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON.

EXCEPT THE WESTERNMOST 30 FEET.

LEGAL DESCRIPTION OF RIGHT OF WAY ACQUISITION AREA:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL THENCE ALONG THE WEST LINE OF SAID PARCEL N00°49'53"E, 1317.68 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE LEAVING SAID WEST LINE ALONG THE NORTH LINE OF SAID PARCEL S88°50'55"E, 70.00 FEET;
THENCE LEAVING SAID NORTH LINE S00°49'53"W, 16.85 FEET;
THENCE N89°10'07"W, 37.00 FEET TO A POINT OF CURVE LEFT OF A 30 FOOT RADIUS CURVE;
THENCE ALONG THE ARC OF SAID CURVE LEFT THROUGH A CENTRAL ANGLE OF 41°48'37", 21.89 FEET TO A LINE 13.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 52.37 FEET;
THENCE LEAVING SAID PARALLEL LINE S88°33'48"W, 10.00 FEET;
THENCE S01°26'12"E, 119.92 FEET TO A LINE 8.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 57.16 FEET;
THENCE LEAVING SAID PARALLEL LINE S89°10'07"E, 10.00 FEET;
THENCE S00°49'53"W, 15.00 FEET;
THENCE N89°10'07"W, 10.00 FEET TO A LINE 8.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 250.10 FEET;
THENCE LEAVING SAID PARALLEL LINE S89°10'07"E, 10.00 FEET;
THENCE S00°49'53"W, 30.00 FEET;
THENCE N89°10'07"W, 10.00 FEET TO A LINE 8.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 241.92 FEET;
THENCE LEAVING SAID PARALLEL LINE S89°10'07"E, 10.00 FEET;
THENCE S00°49'53"W, 20.00 FEET;
THENCE N89°10'07"W, 10.00 FEET TO A LINE 8.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 231.94 FEET;
THENCE LEAVING SAID PARALLEL LINE S89°10'07"E, 10.00 FEET;
THENCE S00°49'53"W, 10.00 FEET;
THENCE N89°10'07"W, 10.00 FEET TO A LINE 8.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 167.92 FEET;
THENCE LEAVING SAID PARALLEL LINE S89°10'07"E, 10.00 FEET;
THENCE S00°49'53"W, 40.00 FEET;
THENCE N89°10'07"W, 10.00 FEET TO A LINE 8.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID PARCEL;

LEGAL DESCRIPTION OF RIGHT OF WAY ACQUISITION AREA (CONT.):

THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 50.02 FEET TO THE SOUTH LINE OF SAID PARCEL;
THENCE ALONG THE SOUTH LINE OF SAID PARCEL N88°42'15"W, 8.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,842 SQFT MORE OR LESS

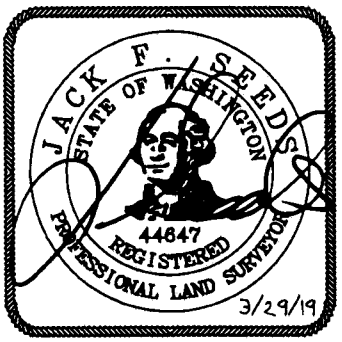
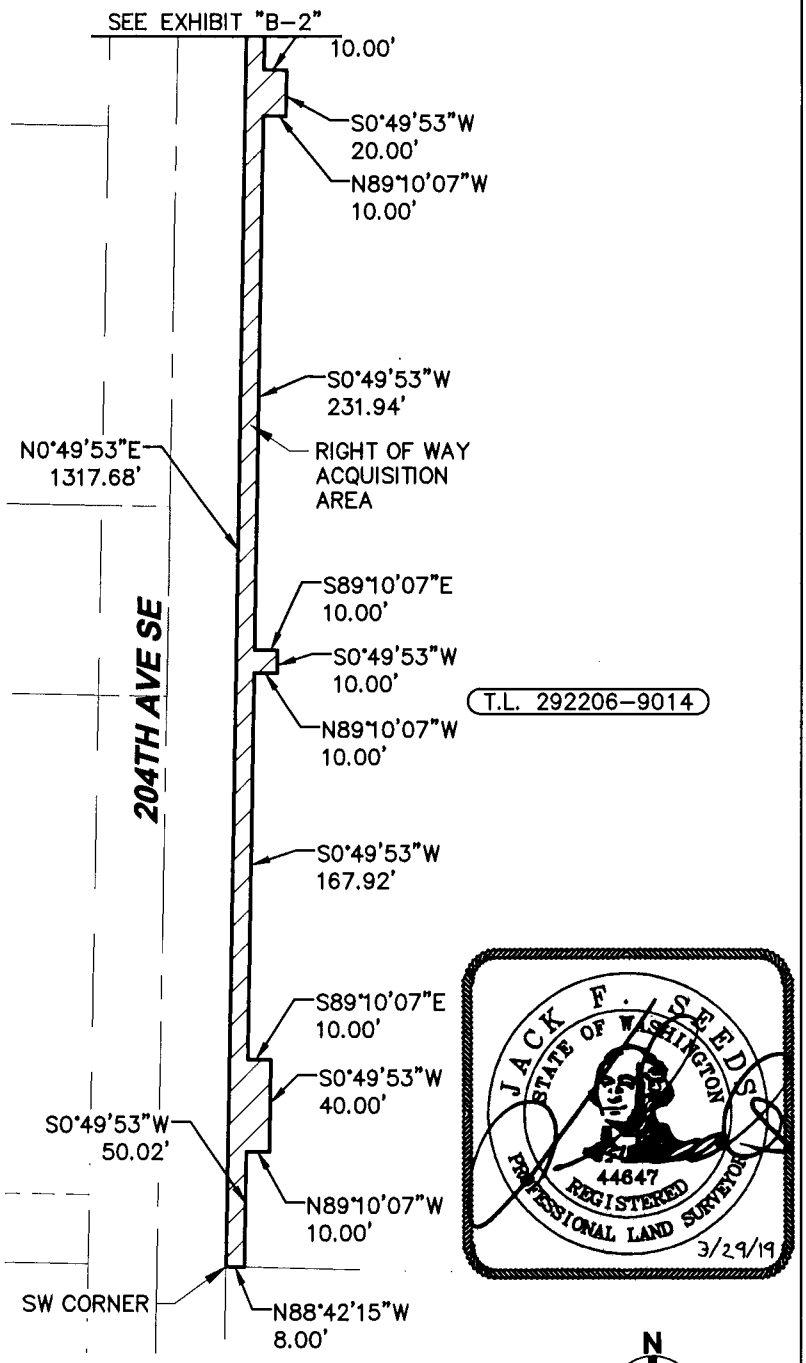


EXHIBIT "B-1"



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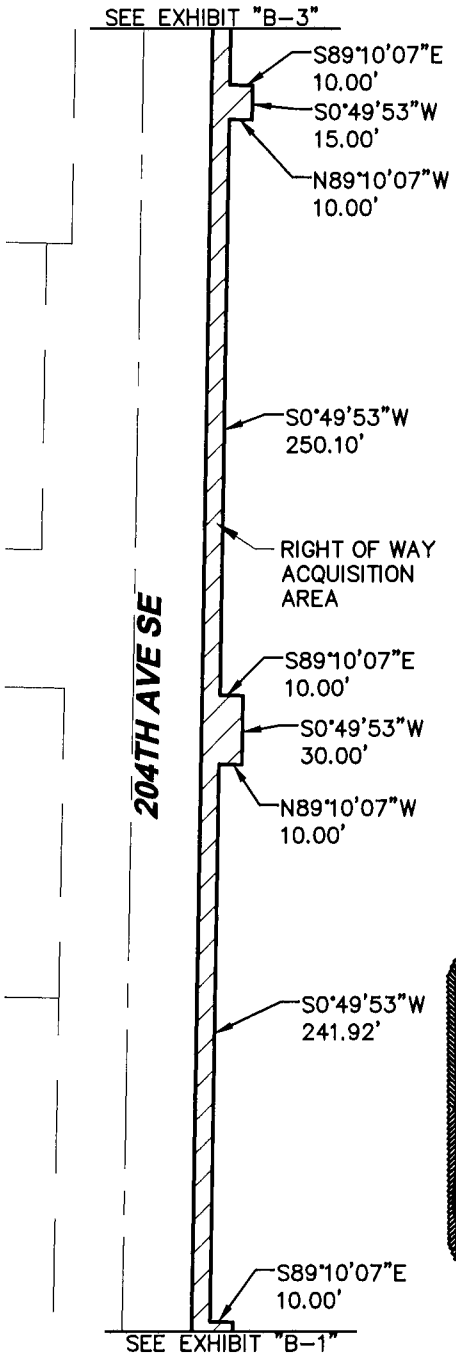
SCALE: 1"=80' FILE: TL 292206-9014-RW DATE: 02/08/19 DRS PROJ. NO.: 16403

EXHIBIT "B-2"



T.L. 292206-9014

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1"=80'

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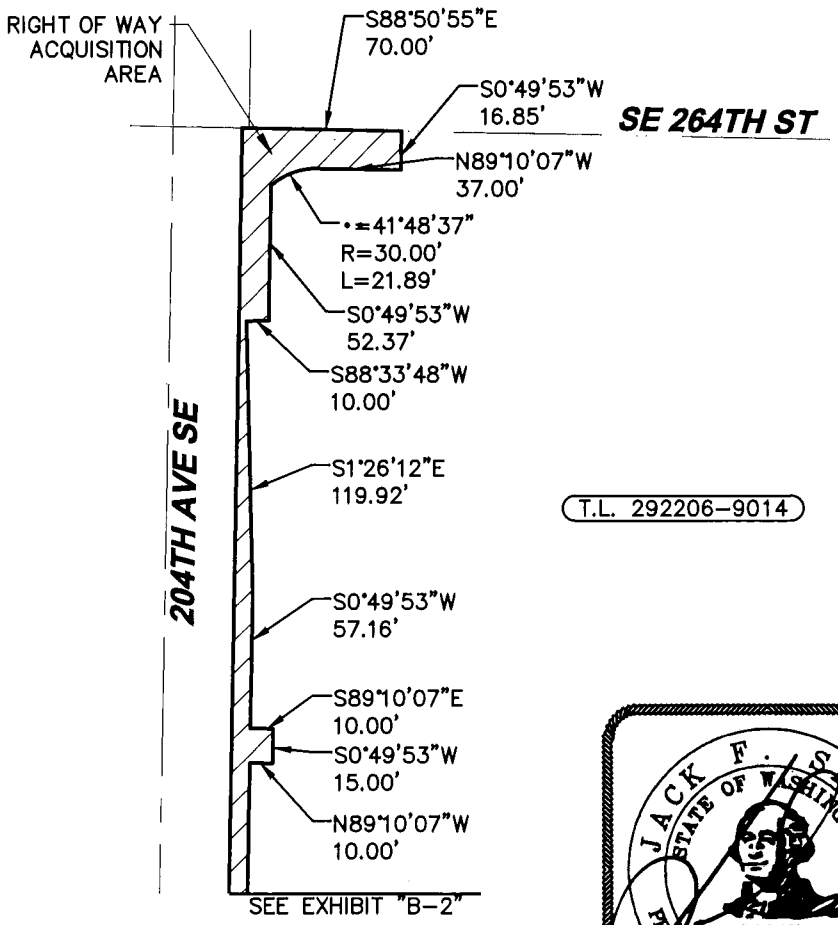
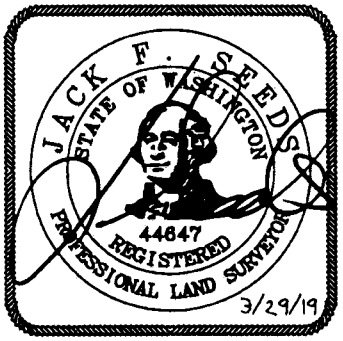
SCALE: 1"=80' FILE: TL 292206-9014-RW DATE: 02/08/19 DRS PROJ. NO.: 16403

EXHIBIT "B-3"



T.L. 292206-9014



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1"=80'

SCALE: 1"=80' FILE: TL 292206-9014-RW DATE: 02/08/19 DRS PROJ. NO.: 16403

EXHIBIT "A"

PARCEL DESCRIPTION:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON.

EXCEPT THE WESTERNMOST 30 FEET.

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT AREA:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL THENCE ALONG THE SOUTH LINE OF SAID PARCEL S88°42'15"E, 8.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID SOUTH LINE S88°42'15"E, 21.00 FEET TO A LINE 29.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID PARCEL;
THENCE LEAVING SAID SOUTH LINE, ALONG SAID PARALLEL LINE N00°49'53"E, 1287.75 FEET;
THENCE LEAVING SAID PARALLEL LINE N88°50'55"W, 16.00 FEET TO A LINE 13.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 52.37 FEET;
THENCE LEAVING SAID PARALLEL LINE S88°33'48"W, 10.00 FEET;
THENCE S01°26'12"E, 119.92 FEET TO A LINE 8.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 57.16 FEET;
THENCE LEAVING SAID PARALLEL LINE S89°10'07"E, 10.00 FEET;
THENCE S00°49'53"W, 15.00 FEET;
THENCE N89°10'07"W, 10.00 FEET TO A LINE 8.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 250.10 FEET;
THENCE LEAVING SAID PARALLEL LINE S89°10'07"E, 10.00 FEET;
THENCE S00°49'53"W, 30.00 FEET;
THENCE N89°10'07"W, 10.00 FEET TO A LINE 8.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 241.92 FEET;
THENCE LEAVING SAID PARALLEL LINE S89°10'07"E, 10.00 FEET;
THENCE S00°49'53"W, 20.00 FEET;
THENCE N89°10'07"W, 10.00 FEET TO A LINE 8.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 231.94 FEET;
THENCE LEAVING SAID PARALLEL LINE S89°10'07"E, 10.00 FEET;
THENCE S00°49'53"W, 10.00 FEET;
THENCE N89°10'07"W, 10.00 FEET TO A LINE 8.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 167.92 FEET;
THENCE LEAVING SAID PARALLEL LINE S89°10'07"E, 10.00 FEET;
THENCE S00°49'53"W, 40.00 FEET;
THENCE N89°10'07"W, 10.00 FEET TO A LINE 8.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE WEST LINE OF SAID PARCEL;

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT AREA (CONT.):

THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 50.02 FEET TO THE SOUTH LINE OF SAID PARCEL;
THENCE ALONG THE SOUTH LINE OF SAID PARCEL N88°42'15"W, 8.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 25,909 SQFT MORE OR LESS

EXHIBIT "B-1"

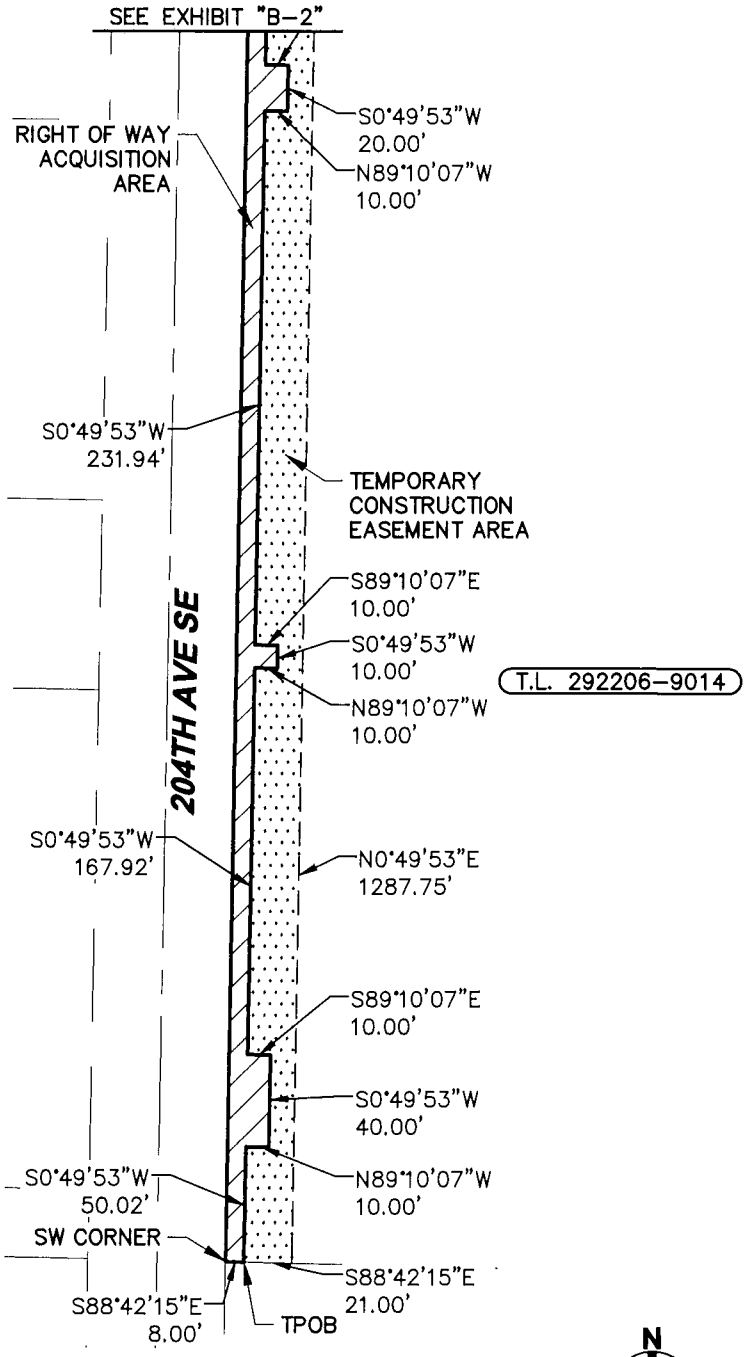

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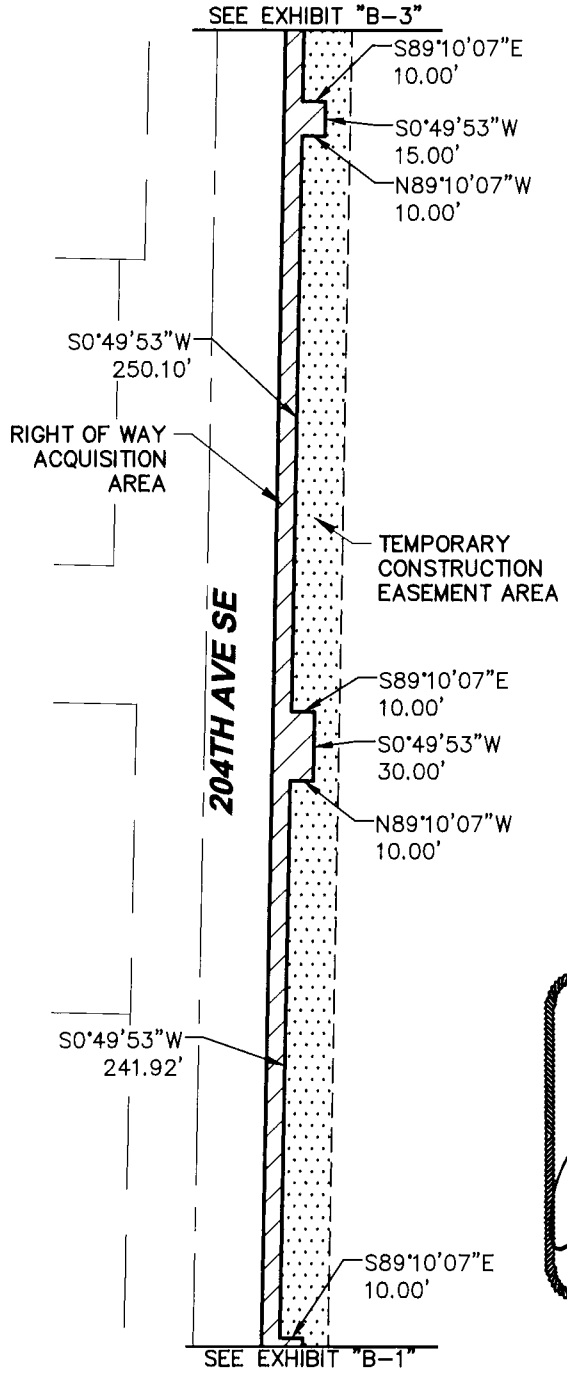
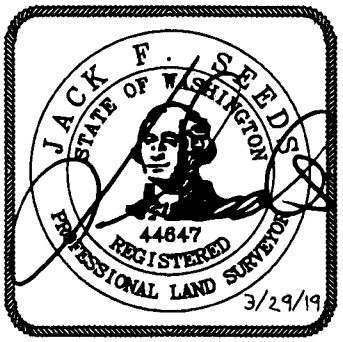
EXHIBIT "B-2"



T.L. 292206-9014



1"=80'

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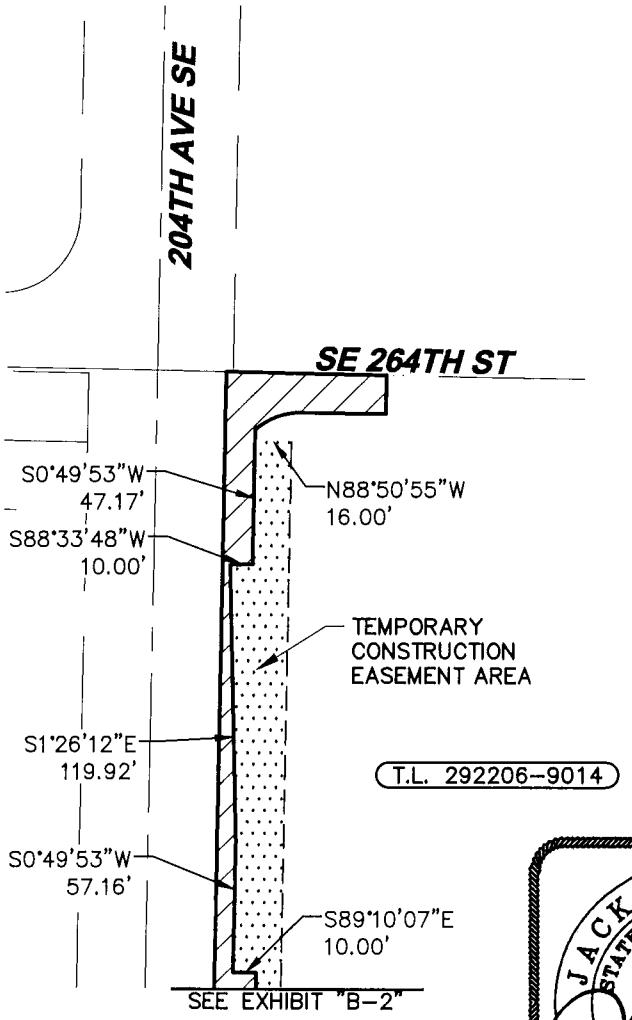
EXHIBIT "B-3"



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1"=80'

SCALE: 1"=80' FILE: TL 292206-9014-TCE DATE: 02/08/19 DRS PROJ. NO.: 16403

EXHIBIT "A"

PARCEL DESCRIPTION:

LOT 2, KING COUNTY SHORT PLAT No. 1279066, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 8202010466, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE EASTERNMOST 30 FEET THEREOF CONVEYED TO THE CITY OF COVINGTON BY DEED RECORDED UNDER RECORDING NUMBER 20070725001262;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION OF RIGHT OF WAY ACQUISITION AREA:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL, THENCE ALONG THE NORTH LINE OF SAID PARCEL N88°50'55"W, 5.00 FEET TO A LINE 5.00 FEET WESTERLY AND PARALLEL WITH THE EAST LINE OF SAID PARCEL;
THENCE LEAVING SAID NORTH LINE, ALONG SAID PARALLEL LINE S00°49'53"W, 266.68 FEET;
THENCE LEAVING SAID PARALLEL LINE N89°10'07"W, 10.00 FEET TO A LINE 15.00 FEET WESTERLY AND PARALLEL WITH SAID EAST LINE;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 20.00 FEET;
THENCE S89°10'07"E, 10.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE RIGHT (THE RADIUS POINT OF WHICH BEARS N89°10'07"W) THROUGH A CENTRAL ANGLE OF 90°21'37", 47.31 FEET TO A POINT OF TANGENCY ON A LINE 60.00 FEET NORTHERLY OF THE NORTH LINE OF THE PLAT OF CEDAR CREEK PARK;
THENCE S01°11'30"W, 30.00 FEET TO THE SOUTH LINE OF SAID PARCEL;
THENCE ALONG SAID SOUTH LINE S88°48'30"E, 35.38 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
THENCE ALONG THE EAST LINE OF SAID PARCEL N00°49'53"E, 346.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,039 SQFT MORE OR LESS

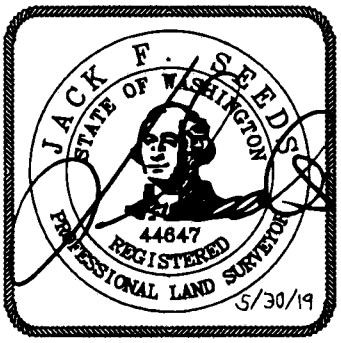
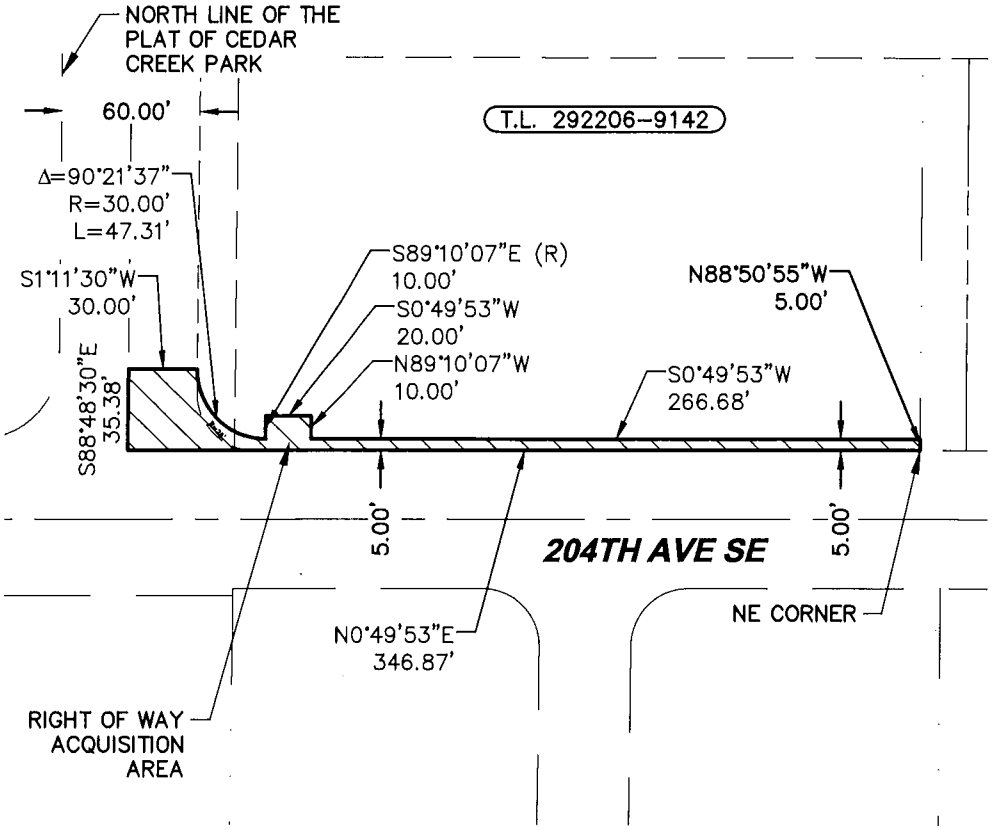


EXHIBIT "B"



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1"=80'

SCALE: 1"=80' FILE: TL 292206-9142 RW DATE: 05/22/19 JFS PROJ. NO.: 16403

EXHIBIT "A"

PARCEL DESCRIPTION:

LOT 2, KING COUNTY SHORT PLAT No. 1279066, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 8202010466, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE EASTERNMOST 30 FEET THEREOF CONVEYED TO THE CITY OF COVINGTON BY DEED RECORDED UNDER RECORDING NUMBER 20070725001262;

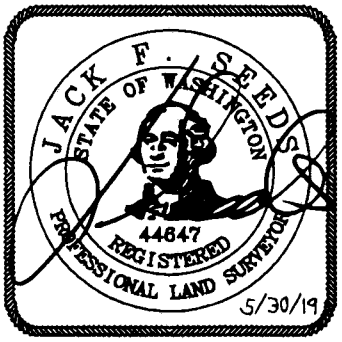
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT AREA:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL, THENCE ALONG THE NORTH LINE OF SAID PARCEL, N88°50'55"W, 5.00 FEET TO A POINT ON A LINE 5.00 FEET WESTERLY AND PARALLEL WITH THE EAST LINE OF SAID PARCEL AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG THE NORTH LINE OF SAID PARCEL N88°50'55"W, 25.00 FEET TO A LINE 30.00 FEET WESTERLY AND PARALLEL WITH THE EAST LINE OF SAID PARCEL;
THENCE LEAVING SAID NORTH LINE ALONG SAID PARALLEL LINE S00°49'53"W, 10.00 FEET;
THENCE LEAVING SAID PARALLEL LINE S88°50'55"E, 10.00 FEET TO A LINE 20.00 FEET WESTERLY AND PARALLEL WITH THE EAST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE S00°49'53"W, 293.94 FEET;
THENCE LEAVING SAID PARALLEL LINE S45°26'55"W, 14.59 FEET;
THENCE N88°45'41"W, 39.71 FEET;
THENCE S01°14'19"W, 2.47 FEET TO A LINE 60.00 FEET NORTHERLY AND PARALLEL WITH THE NORTH LINE OF THE PLAT OF CEDAR CREEK PARK;
THENCE S88°45'41"E, 34.79 FEET TO A POINT OF CURVE LEFT OF A 30.00 FOOT RADIUS CURVE;
THENCE ALONG THE ARC OF SAID CURVE LEFT THROUGH A CENTRAL ANGLE OF 90°21'37", 47.31 FEET;
THENCE N89°10'07" W, 10.00 FEET TO A LINE 15.00 FEET WESTERLY AND PARALLEL WITH THE EAST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE N00°49'53"E, 20.00 FEET;
THENCE LEAVING SAID PARALLEL LINE S89°10'07"E, 10.00 FEET TO A LINE 5.00 FEET WESTERLY AND PARALLEL WITH THE EAST LINE OF SAID PARCEL;
THENCE ALONG SAID PARALLEL LINE N00°49'53"E, 266.68 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 4,634 SQFT MORE OR LESS



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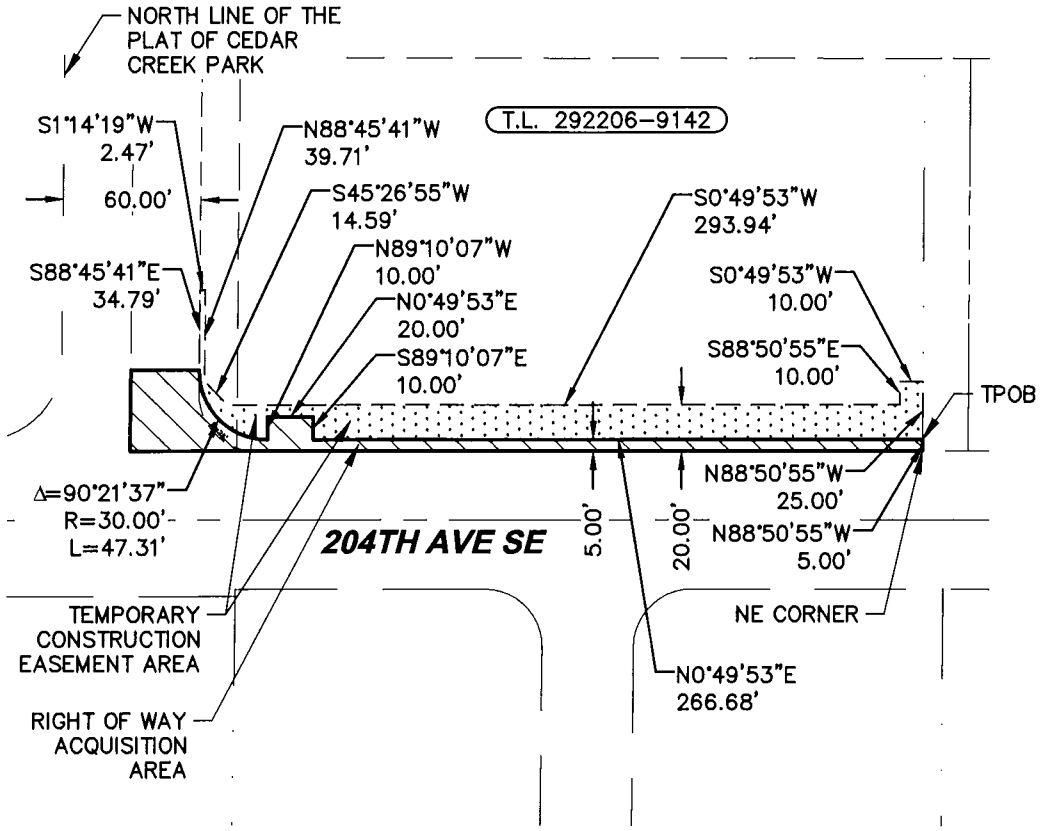

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SCALE: 1"=80' FILE: TL 292206-9142 TCE DATE: 05/22/19 JFS PROJ. NO.: 16403

EXHIBIT "A"

PARCEL DESCRIPTION:

LOT 228, MAPLE HILLS PHASE III-A, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NUMBER 20181015000331, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT AREA:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL, THENCE ALONG THE EAST LINE OF SAID PARCEL N00°49'53"E, 50.00 FEET;
THENCE LEAVING SAID EAST LINE N89°31'55"W, 10.00 FEET;
THENCE S00°49'53"W, 50.00 FEET TO THE SOUTH LINE OF SAID PARCEL;
THENCE ALONG SAID SOUTH LINE S89°31'55"E, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 500 SQFT MORE OR LESS

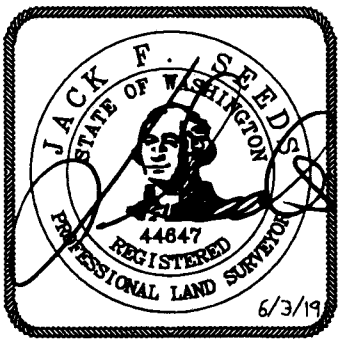
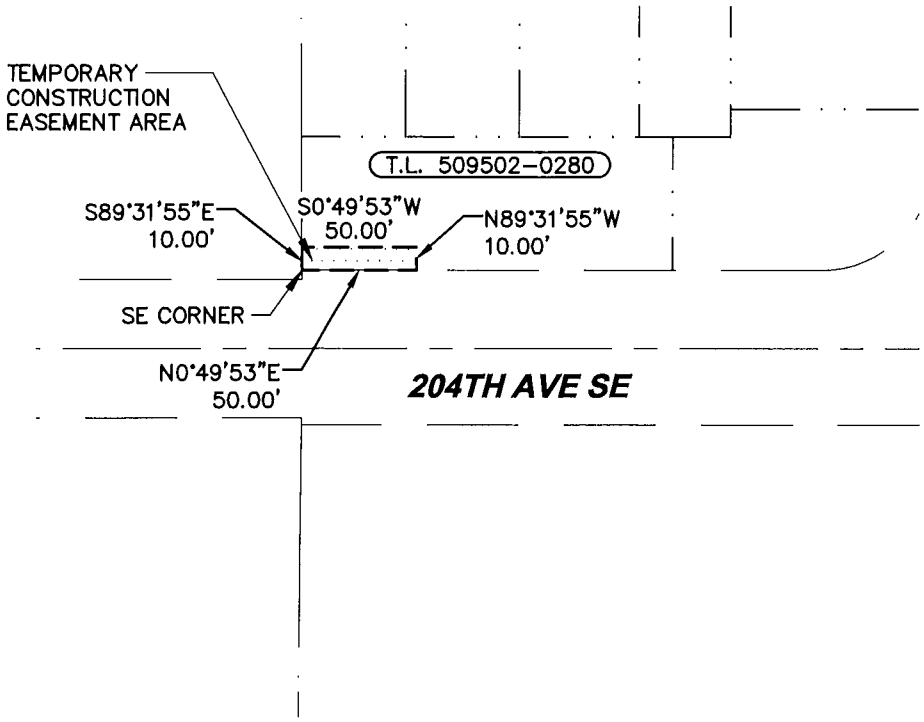
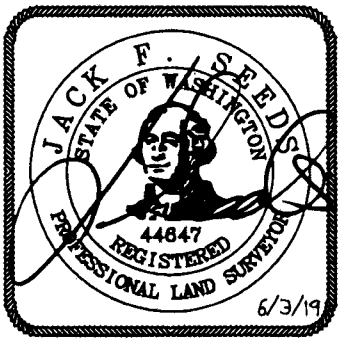


EXHIBIT "B"





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1"=80'

SCALE: 1"=80' FILE: TL 509502-0280 TCE DATE: 06/03/19 JFS PROJ. NO.: 16403

EXHIBIT "A"

PARCEL DESCRIPTION:

"NEW PARCEL A", PER KING COUNTY BOUNDARY LINE ADJUSTMENT No. S91L0196 RECODED UNDER RECORDING No. 9203040890, KING COUNTY, WASHINGTON.

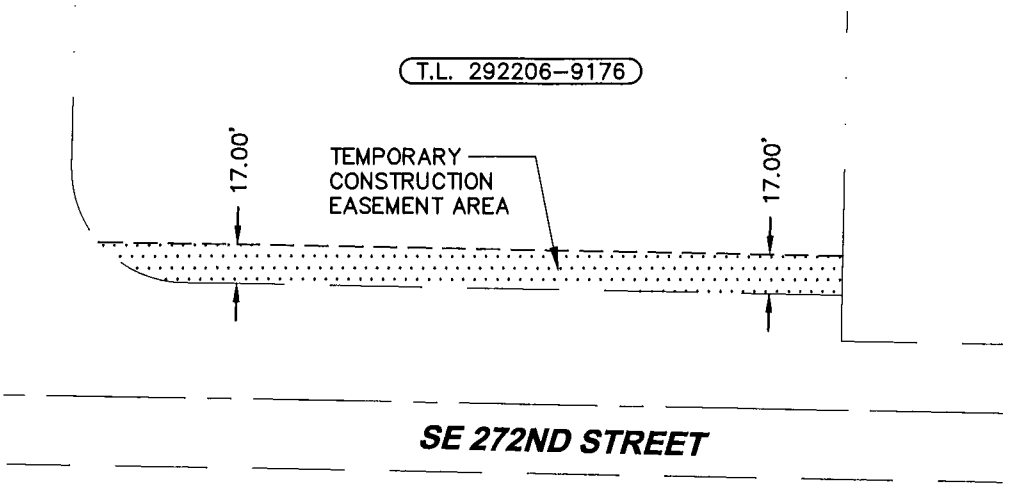
LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT AREA:

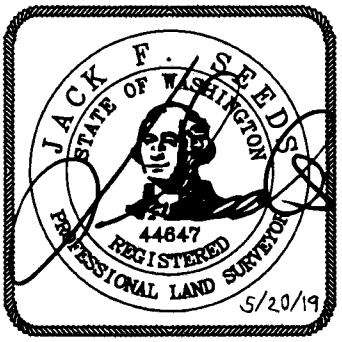
THAT PORTION OF THE ABOVE DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 17.00 FEET OF SAID NEW PARCEL A.

CONTAINING 5,336 SQFT MORE OR LESS

EXHIBIT "B"





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SCALE: 1"=80' FILE: TL 292206-9176 TCE DATE: 05/17/19 JFS PROJ. NO.: 16403

EXHIBIT "A"

PARCEL DESCRIPTION:

LOT 1, KING COUNTY PLAT NUMBER 978088, RECORDED UNDER RECORDING NUMBER 8004150792, BEING THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LESS THE SOUTH 30.00 FEET FOR COUNTY ROAD.

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT AREA:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL, THENCE ALONG THE SOUTH LINE OF SAID PARCEL S88°58'50"E, 278.25 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
THENCE ALONG THE EAST LINE OF SAID PARCEL N00°52'22"E, 10.00 FEET TO A LINE 10.00 FEET NORTHERLY AND PARALLEL WITH THE SOUTH LINE OF SAID PARCEL;
THENCE LEAVING SAID EAST LINE ALONG SAID PARALLEL LINE N88°58'50"W, 156.04 FEET;
THENCE LEAVING SAID PARALLEL LINE N01°01'10"E, 30.00 FEET TO A LINE 40.00 FEET NORTHERLY AND PARALLEL TO SAID SOUTH LINE;
THENCE ALONG SAID PARALLEL LINE N88°58'50"W, 122.18 FEET TO THE WEST LINE OF SAID PARCEL;
THENCE ALONG SAID WEST LINE S01°01'10W, 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,448 SQFT MORE OR LESS

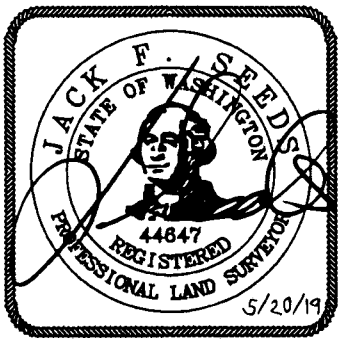
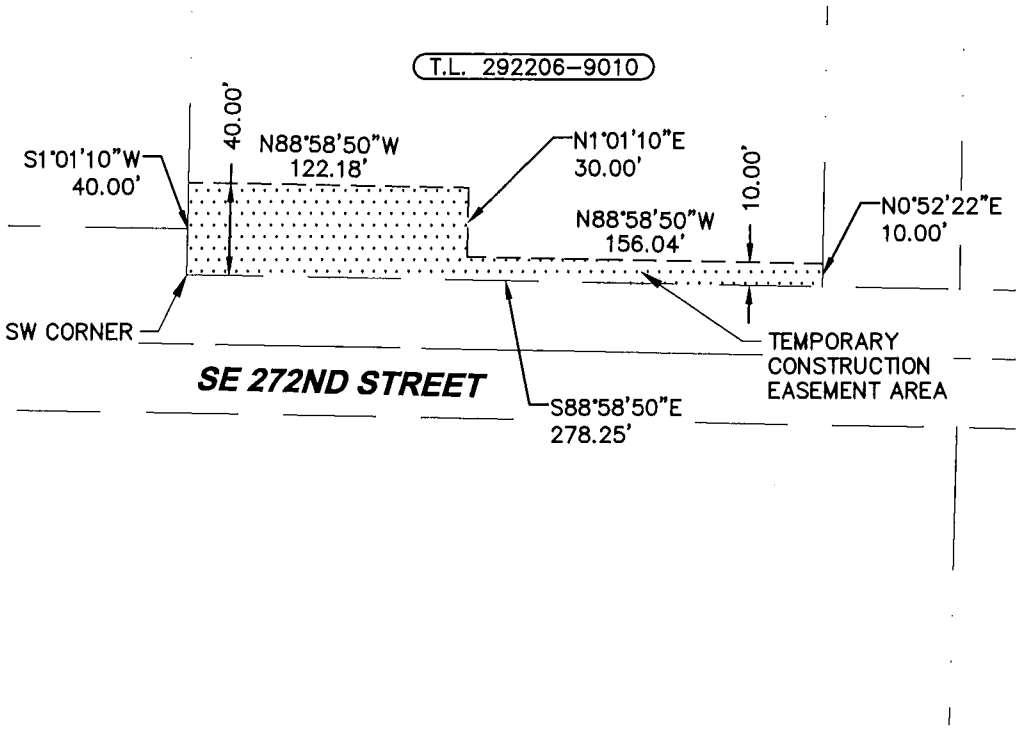
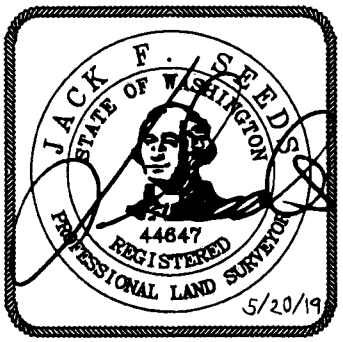


EXHIBIT "B"





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N

1"=80'

SCALE: 1"=80' FILE: TL 292206-9010 TCE DATE: 05/17/19 JFS PROJ. NO.: 16403

EXHIBIT "A"

PARCEL DESCRIPTION:

THE NORTH 2/3 OF THE WEST 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON. EXCEPT THE NORTH 30 FEET THEREOF FOR ROAD CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER: 2342805.

LEGAL DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT AREA:

THAT PORTION OF THE ABOVE DESCRIBED PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL, THENCE ALONG THE NORTH LINE OF SAID PARCEL N88°58'50"W, 716.40 FEET;
THENCE LEAVING SAID NORTH LINE S01°01'10"W, 10.00 FEET TO A LINE 10.00 FEET SOUTHERLY AND PARALLEL WITH SAID NORTH LINE;
THENCE ALONG SAID PARALLEL LINE S88°58'50"E, 328.99 FEET;
THENCE LEAVING SAID PARALLEL LINE S01°01'10"W, 30.00 FEET TO A LINE 40.00 FEET SOUTHERLY AND PARALLEL WITH SAID NORTH LINE;
THENCE ALONG SAID PARALLEL LINE S88°58'50"E, 133.10 FEET;
THENCE LEAVING SAID PARALLEL LINE N01°01'10"E, 20.00 FEET TO A LINE 20.00 FEET SOUTHERLY AND PARALLEL WITH SAID NORTH LINE;
THENCE ALONG SAID PARALLEL LINE S88°58'50"E, 254.20 FEET TO THE EAST LINE OF SAID PARCEL;
THENCE LEAVING SAID PARALLEL LINE ALONG SAID EAST LINE N01°21'06"E, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,699 SQFT MORE OR LESS

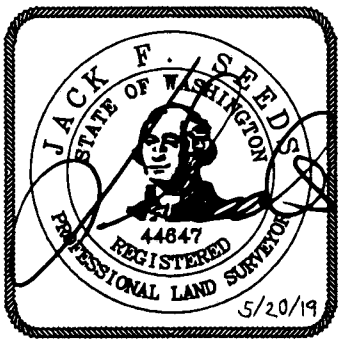
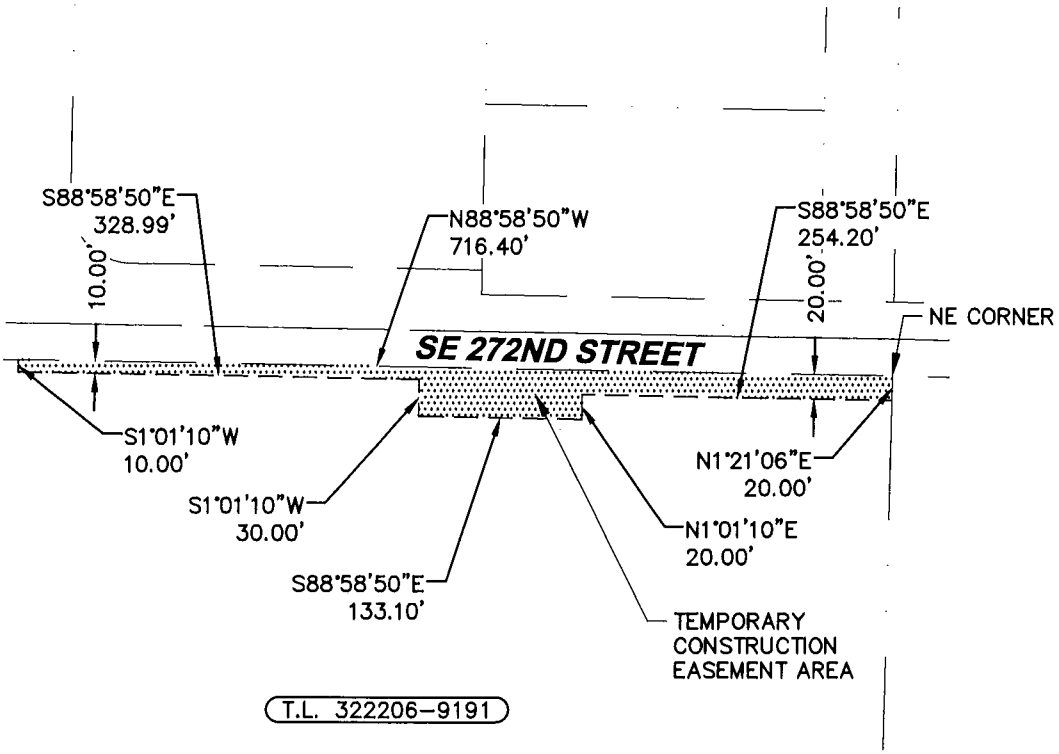


EXHIBIT "B"



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1"=150'

SCALE: 1"=150' FILE: TL 322206-9191 TCE DATE: 05/19/19 JFS PROJ. NO.: 16403