

**DISCOVERY PARK  
LEGAL DESCRIPTION: TOPJ to SPU – SEWER EASEMENTS**

**TRIAD JOB NO. 09-027  
FEBRUARY 28, 2014**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 25 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON, SAID PORTION BEING A STRIP OF LAND 16.00 FEET IN WIDTH AND LYING 8.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A CITY OF SEATTLE MONUMENT LOCATED AT THE INTERSECTION OF 41<sup>ST</sup> AVENUE WEST AND WEST EMERSON STREET, SEATTLE, WASHINGTON,

THENCE NORTH 88°35'24" WEST, 525.38 FEET TO A CITY OF SEATTLE MONUMENT LOCATED AT THE INTERSECTION OF MAGNOLIA BOULEVARD WEST AND WEST EMERSON STREET;

THENCE NORTH 81°32'28" WEST, 241.66 FEET TO THE NORTHERLY MARGIN OF SAID STREET, THE TRUE POINT OF BEGINNING;

THENCE NORTH 02°12'51" EAST, 105.66 FEET;

THENCE NORTH 18°51'31" EAST, 91.52 FEET;

THENCE NORTH 07°35'03" EAST, 119.92 FEET;

THENCE NORTH 43°57'56" EAST, 257.40 FEET;

THENCE NORTH 01°38'49" EAST, 70.45 FEET;

THENCE NORTH 38°30'14" EAST, 164.00 FEET;

THENCE NORTH 25°02'12" WEST, 135.90 FEET TO THE TERMINUS OF THE CENTERLINE ON THE SOUTHERLY BOUNDARY OF THE **WASHINGTON AVENUE SOUTH HOUSING PARCEL** AS DESCRIBED IN THAT RECORD OF SURVEY FOR THE UNITED STATES DEPARTMENT OF THE NAVY RECORDED UNDER RECORDING NUMBER 20050124900001, RECORDS OF KING COUNTY, WASHINGTON;

**TOGETHER WITH** A STRIP OF LAND 16.00 FEET IN WIDTH, BEING 8.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT SAID CITY OF SEATTLE MONUMENT LOCATED AT THE INTERSECTION OF MAGNOLIA BOULEVARD WEST AND WEST EMERSON STREET,

THENCE NORTH 08°15'25" WEST, 796.08 FEET TO THE SOUTHWEST CORNER OF SAID **WASHINGTON AVENUE SOUTH HOUSING PARCEL**;

THENCE NORTH 20°47'57" WEST ALONG THE WESTERLY BOUNDARY OF SAID PARCEL, 161.73 FEET;

THENCE NORTH 10°07'27" WEST ALONG SAID WESTERLY BOUNDARY, 203.00 FEET;

THENCE NORTH 88°38'15" EAST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL, 154.44 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 03°03'01" WEST, 26.03 FEET;

THENCE NORTH 40°05'34" EAST, 60.30 FEET TO THE TERMINUS OF THE CENTERLINE;

**TOGETHER WITH** THAT PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 15, DESCRIBED AS FOLLOWS:

COMMENCING AT SAID CITY OF SEATTLE MONUMENT LOCATED AT THE INTERSECTION OF MAGNOLIA BOULEVARD WEST AND WEST EMERSON STREET;



12112 115<sup>TH</sup> AVENUE NE  
KIRKLAND, WASHINGTON 98034-6929  
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## Attachment B - Sanitary Sewer System Use Area and Legal Description for Sewer

THENCE NORTH 09°18'26" WEST, 1482.84 FEET TO THE SOUTHWEST CORNER OF THE **WASHINGTON AVENUE NORTH HOUSING PARCEL** AS DESCRIBED IN THAT RECORD OF SURVEY FOR THE UNITED STATES DEPARTMENT OF THE NAVY RECORDED UNDER RECORDING NUMBER 20050124900001, RECORDS OF KING COUNTY, WASHINGTON;

THENCE NORTH 05°32'24" EAST ALONG THE WESTERLY BOUNDARY OF SAID PARCEL, 498.96 FEET;

THENCE NORTH 41°20'21" EAST ALONG THE NORTHWESTERLY BOUNDARY OF SAID PARCEL, 146.48 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 73°17'06" WEST, 104.10 FEET;

THENCE SOUTH 63°24'39" WEST, 20.01 FEET TO A POINT ON A CURVE TO THE LEFT WITH A CENTER WHICH BEARS SOUTH 66°36'07" WEST, 292.94 FEET DISTANT;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°47'49", AN ARC LENGTH OF 126.78 FEET;

THENCE NORTH 50°02'52" WEST, 66.46 FEET;

THENCE NORTH 24°20'27" WEST, 40.04 FEET;

THENCE NORTH 53°03'34" WEST, 151.87 FEET;

THENCE NORTH 81°40'37" WEST, 100.28 FEET;

THENCE NORTH 38°49'08" WEST, 29.03 FEET;

THENCE NORTH 20°34'17" WEST, 27.41 FEET;

THENCE NORTH 69°25'43" EAST, 44.00 FEET;

THENCE NORTH 69°03'45" WEST, 62.02 FEET TO A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 43°38'57" WEST, 73.72 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°10'02", AN ARC LENGTH OF 16.94 FEET;

THENCE SOUTH 69°03'45" EAST, 82.85 FEET;

THENCE SOUTH 51°40'26" EAST, 239.10 FEET;

THENCE SOUTH 31°08'52" EAST, 49.42 FEET;

THENCE SOUTH 46°22'25" EAST, 111.54 FEET;

THENCE SOUTH 31°07'04" EAST, 71.99 FEET;

THENCE SOUTH 73°17'06" EAST, 121.27 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID **WASHINGTON AVENUE NORTH HOUSING PARCEL**;

THENCE SOUTH 41°20'21" WEST ALONG SAID NORTHWESTERLY BOUNDARY, 17.60 FEET TO THE TRUE POINT OF BEGINNING;

**TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 15 AND THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 25 NORTH, RANGE 3 EAST, W.M. DESCRIBED AS FOLLOWS:**

COMMENCING AT SAID CITY OF SEATTLE MONUMENT LOCATED AT THE INTERSECTION OF MAGNOLIA BOULEVARD WEST AND WEST EMERSON STREET;



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THENCE NORTH 20°01'11" WEST, 2605.55 FEET TO THE SOUTHWEST CORNER OF SAID MONTANA CIRCLE HOUSING PARCEL;

THENCE NORTH 05°55'08" WEST ALONG THE WESTERLY BOUNDARY OF SAID PARCEL, 63.43 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°05'52" WEST, 20.16 FEET;

THENCE NORTH 01°12'06" EAST, 104.30 FEET;

THENCE NORTH 09°06'32" WEST, 214.43 FEET;

THENCE NORTH 80°53'28" EAST, 8.00 FEET TO A POINT HEREINAFTER CALLED "POINT A";

THENCE CONTINUE NORTH 80°53'28" EAST, 11.11 FEET TO SAID WESTERLY BOUNDARY;

THENCE SOUTH 05°55'08" EAST ALONG SAID WESTERLY BOUNDARY, 16.02 FEET;

THENCE SOUTH 80°53'28" WEST, 2.22 FEET;

THENCE SOUTH 09°06'32" EAST, 39.85 FEET TO SAID WESTERLY BOUNDARY;

THENCE SOUTH 05°55'08" EAST ALONG SAID WESTERLY BOUNDARY, 231.06 FEET;

THENCE SOUTH 01°12'06" WEST, 17.30 FEET;

THENCE NORTH 89°05'52" EAST, 2.15 FEET TO SAID WESTERLY BOUNDARY;

THENCE SOUTH 05°55'08" EAST ALONG SAID WESTERLY BOUNDARY, 16.06 FEET TO THE TRUE POINT OF BEGINNING;

**TOGETHER WITH A STRIP OF LAND 16.00 FEET IN WIDTH, BEING 8.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:**

BEGINNING AT SAID "POINT A";

THENCE NORTH 09°06'32" WEST, 113.01 FEET;

THENCE NORTH 12°19'47" WEST, 142.42 FEET;

THENCE NORTH 27°13'44" WEST, 318.79 FEET;

THENCE NORTH 17°16'52" WEST, 140.16 FEET;

THENCE NORTH 09°51'14" WEST, 379.55 FEET;

THENCE NORTH 06°45'06" WEST, 179.88 FEET;

THENCE NORTH 02°29'23" EAST, 49.77 FEET;

THENCE NORTH 39°18'00" EAST, 77.75 FEET;

THENCE NORTH 85°52'08" EAST, 216.31 FEET;

THENCE NORTH 54°00'17" EAST, 57.76 FEET;

THENCE NORTH 19°59'13" EAST, 20.09 FEET;

THENCE NORTH 70°00'47" WEST, 262.33 FEET;

THENCE NORTH 01°10'15" EAST, 369.43 FEET;



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**B - Sanitary Sewer System Use Area and Legal Description for Sewer**

THENCE NORTH 15°08'18" WEST, 29.12 FEET TO THE SOUTHERLY EDGE OF A 5' x 8' SEWER VAULT;

THENCE CONTINUE NORTH 15°08'18" WEST, 16.00 FEET TO THE TERMINUS OF THE CENTERLINE;

THE SIDELINES OF ALL STRIPS SHALL BE SHORTENED OR EXTENDED SO AS TO TERMINATE ON EACH OTHER OR ON THE LINE OR BOUNDARY THAT THE STRIP TERMINATES ON.

WRITTEN BY: ARJ  
CHECKED BY: MSH



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