

**Exhibit A - Legal Description of Grantor's property (Tract X)**

**TRACT X:**

**PARCEL 1:**

PARCEL "E" SHOWN ON THAT SURVEY RECORDED UNDER RECORDING NUMBER 20040220900002, RECORDS OF SAID COUNTY, SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 26, ALL IN TOWNSHIP 25 NORTH, RANGE 3 EAST, WM., CITY OF SEATTLE, KING COUNTY, WASHINGTON.

SAID DESCRIBED PARCELS 1 AND 2 ARE COLLECTIVELY KNOWN AS A PORTION OF MAGNOLIA PARK AND IS ADMINISTERED BY THE CITY OF SEATTLE PARKS AND RECREATION DEPARTMENT AND BEING A PORTION OF KING COUNTY ASSESSOR'S PARCEL NUMBER 202120-0005.

SAID DESCRIBED PARCEL 4 BEING KNOWN AS A PORTION OF URSULA JUDKINS VIEWPOINT, AND ADMINISTERED BY THE CITY OF SEATTLE PARKS AND RECREATION DEPARTMENT AND BEING A PORTION OF KING COUNTY ASSESSOR'S PARCEL NUMBER 262503-9001.

**PARCEL 2:**

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 23, AND THE NORTHWEST QUARTER OF SECTION 26, BOTH IN TOWNSHIP 25 NORTH, RANGE 3 EAST, WM., IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON; AND BEING A PORTION OF WEST GALER STREET, FROM THE EAST MARGIN OF 26<sup>TH</sup> AVENUE WEST (FROM THE SOUTH) TO THE WEST MARGIN OF 30<sup>TH</sup> AVENUE WEST, AS DESCRIBED IN SECTION 2 OF CITY OF SEATTLE ORDINANCE NUMBER 24332; AND ALSO LYING NORTHERLY OF THE SOUTHERLY MARGIN OF WEST GARFIELD STREET (PRODUCED SOUTHWESTERLY) AS DESCRIBED IN CITY OF SEATTLE ORDINANCE NUMBER 53518 AND SHOWN ON THAT SURVEY RECORDED UNDER RECORDING NUMBER 20040220900002, RECORDS OF SAID COUNTY.

BEING KNOWN AS A PORTION OF MAGNOLIA BOULEVARD (FOR PARK, DRIVE AND BOULEVARD PURPOSES, PER CITY OF SEATTLE ORDINANCE NUMBER 24332), AND IS ADMINISTERED BY THE CITY OF SEATTLE PARKS AND RECREATION DEPARTMENT.

**PARCEL 3:**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 3 EAST, WM., IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

ALL OF BLOCKS 1, 8, 9, 16, 17 AND 18 IN THE PLAT OF DEWEY'S ADDITION TO THE CITY OF SEATTLE, RECORDED IN VOLUME 2 OF PLATS AT PAGE 65, UNDER AUDITOR'S FILE NUMBER 1887021912529, RECORDS OF KING COUNTY, PER SECTION 1 OF CITY OF SEATTLE ORDINANCE NUMBER 24332.

TOGETHER WITH THE SOUTH 12 FEET OF LOT 7, BLOCK 19, IN SAID DEWEY'S ADDITION TO THE CITY OF SEATTLE, PER SECTION 1 OF CITY OF SEATTLE ORDINANCE NUMBER 24332.

TOGETHER WITH THAT PORTION OF LOTS 1 AND 8 THROUGH 12 INCLUSIVE, BLOCK 19, IN SAID DEWEY'S ADDITION TO THE CITY OF SEATTLE, LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTHEASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 8, SAID POINT BEING DISTANT 12 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT, PER SECTION 1 OF CITY OF SEATTLE ORDINANCE NUMBER 24332.

TOGETHER WITH VACATED WEST BLAINE STREET, WEST HAYES STREET, WEST GARFIELD STREET, WEST EATON STREET, AND 31<sup>ST</sup> AVENUE WEST, PER CITY OF SEATTLE ORDINANCE NUMBER 61129.

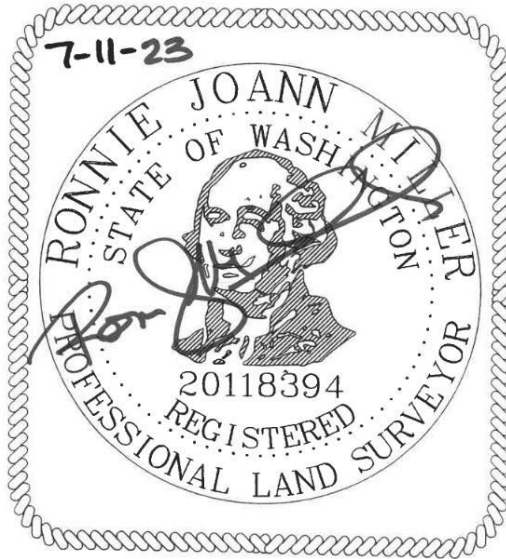
TOGETHER WITH A PORTION OF VACATED 30<sup>TH</sup> AVENUE WEST, PER CITY OF SEATTLE ORDINANCE NUMBER 41769, AS WOULD PASS BY OPERATION OF LAW.

**PARCEL 4:**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 3 EAST, WM., IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: LOTS 4

THROUGH 16 INCLUSIVE, BLOCK 4, MAGNOLIA VIEW ADDITION DIVISION NO. 2 TO SEATTLE, RECORDED  
IN VOLUME 31 OF PLATS AT PAGE 41, UNDER AUDITOR'S FILE NUMBER 192803202450143, RECORDS OF  
KING COUNTY.

CONTAINING: 57,970 SQUARE FEET, MORE OR LESS. 52,190 SQUARE FEET, MORE OR LESS FOR



WEST OF PARCEL 2325039106 AND 5,780 SQUARE FEET MORE OR LESS EAST OF PARCEL  
2325039106

## EXHIBIT B

SOUTH MAGNOLIA CSO PROJECT – TAX PARCEL NOS. 202120-0005 & 262503-9001 AND W GALER STREET

PERMANENT SUBTERRANEAN SEWER EASEMENT, AS DEPICTED ON THE ATTACHED EXHIBIT D

A 20.00 FOOT WIDE PERMANENT SUBTERRANEAN SEWER EASEMENT, THROUGH TRACT "X" (DESCRIBED ON ATTACHED EXHIBIT A), THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF LOT 5, BLOCK 4, MAGNOLIA VIEW ADDITION, DIVISION NO. 2, TO THE CITY OF SEATTLE, RECORDED IN VOLUME 31 OF PLATS, PAGE 41, RECORDS OF KING COUNTY, WASHINGTON (ALSO BEING A POINT ON THE EAST MARGIN OF 32ND AVENUE WEST); THENCE ALONG SAID EAST MARGIN, SOUTH 01°36'02" WEST 100.81 FEET TO THE **TRUE POINT OF BEGINNING** STA 2+63.82; THENCE SOUTH 19°18'15" EAST 31.75 FEET STA 3+54.94 TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE ALONG SAID CURVE SOUTHEASTERLY 1116.34 FEET THROUGH A CENTRAL ANGLE OF 55°37'07" STA 14+11.91; THENCE TANGENT FROM SAID CURVE, SOUTH 74°28'30" EAST 181.86 FEET STA 15+93.77 TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET; THENCE ALONG SAID CURVE SOUTHEASTERLY 394.02 FEET STA 19+87.79 THROUGH A CENTRAL ANGLE OF 15°03'01"; THENCE TANGENT FROM SAID CURVE, SOUTH 89°31'32" EAST 767.87 FEET STA 27+55.66 TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1500.00 FEET; THENCE ALONG SAID CURVE EASTERLY 158.14 FEET STA 29+13.80 THROUGH A CENTRAL ANGLE OF 06°02'26" TO THE WESTERLY LINE OF PARCEL G AS SHOWN ON A RECORD OF SURVEY RECORDED UNDER RECORDING NO. 20040220900002 IN SAID COUNTY; THENCE NORTH 82°41'23" EAST 256.07 FEET STA 32+15.53 TO THE WESTERLY PROPERTY LINE OF SMITH COVE PARK PARCEL NO. 2325039015 IN SAID COUNTY"; THENCE CONTINUING NORTH 82°41'23" EAST 98.55 FEET TO THE WESTERLY LINE OF SMITH COVE PARCEL 7666201145; THENCE NORTH 68°33'46" EAST 190.52 FEET STA 35+04.60 AND THE TERMINUS OF SAID EASEMENT;

SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED NORTHWESTERLY SO AS TO TERMINATE IN SAID EAST MARGIN OF 32ND AVENUE W AND EASTERLY SO AS TO TERMINATE IN SAID WESTERLY LINE OF PARCEL 7666201145;

EXCEPT THAT PORTION LYING IN THE RIGHT OF WAY FOR LOWELL STREET PER PLAT OF DEWEYS ADDITION (UNOPENED);

SAID SUBSURFACE UTILITY EASEMENT BEING ALSO BOUNDED VERTICALLY BY THE FOLLOWING ELEVATION GRADIENTS:

LYING ABOVE A GRADIENT THAT BEGINS AT THE SOUTH MAGNOLIA CSO LINE STATION 3+54.94 WITH AN ELEVATION OF 40.27 FEET AND SLOPES DOWNWARD AT A CONSTANT RATE TO END SOUTH MAGNOLIA CSO LINE STATION 31+07.11 WITH AN ELEVATION OF -7.46 FEET (BELOW ZERO); AND ALSO LYING BELOW A GRADIENT THAT BEGINS AT THE SOUTH MAGNOLIA CSO LINE



Exhibit D - Smith Cove Park Utility Easement Illustration

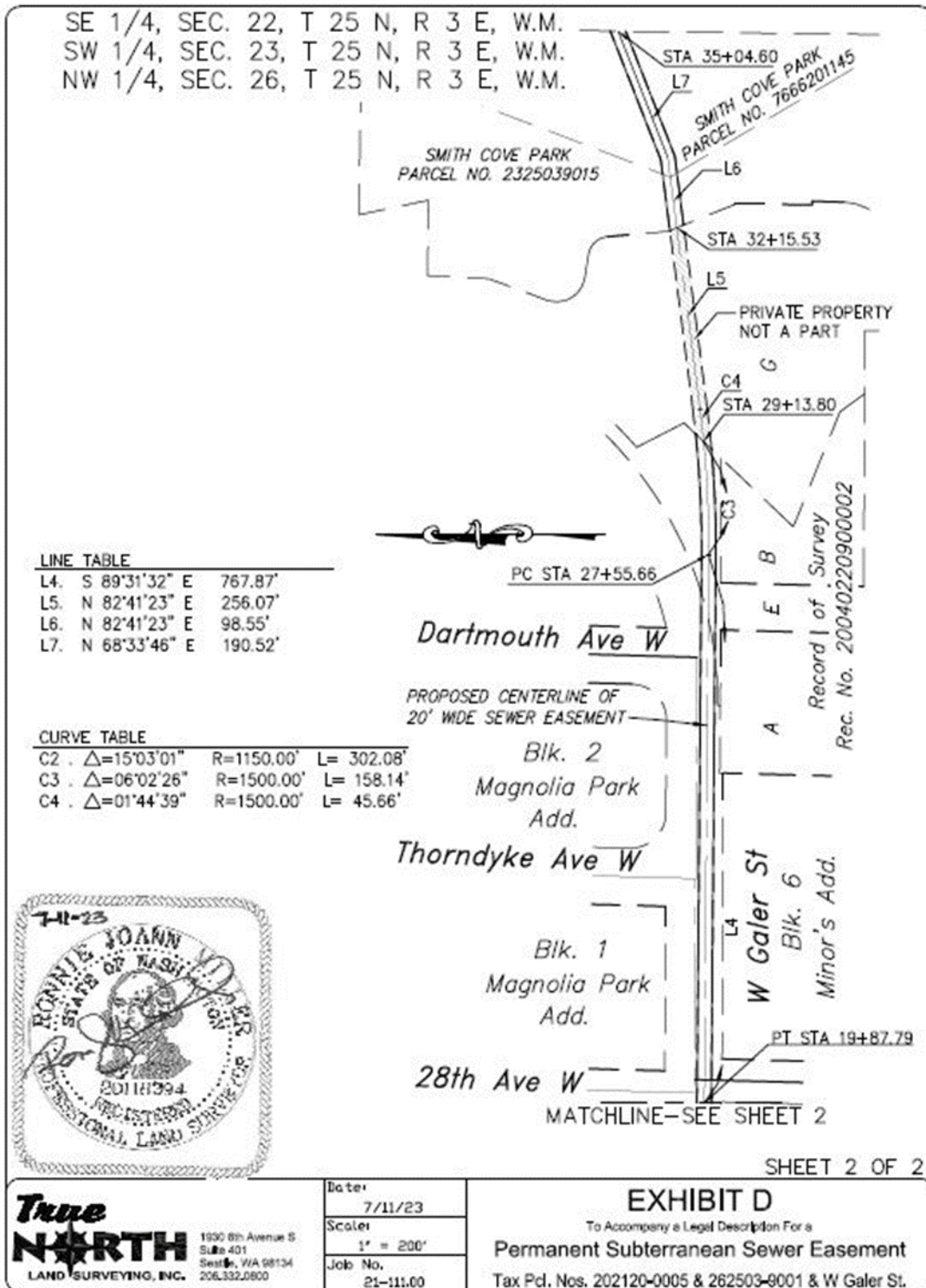
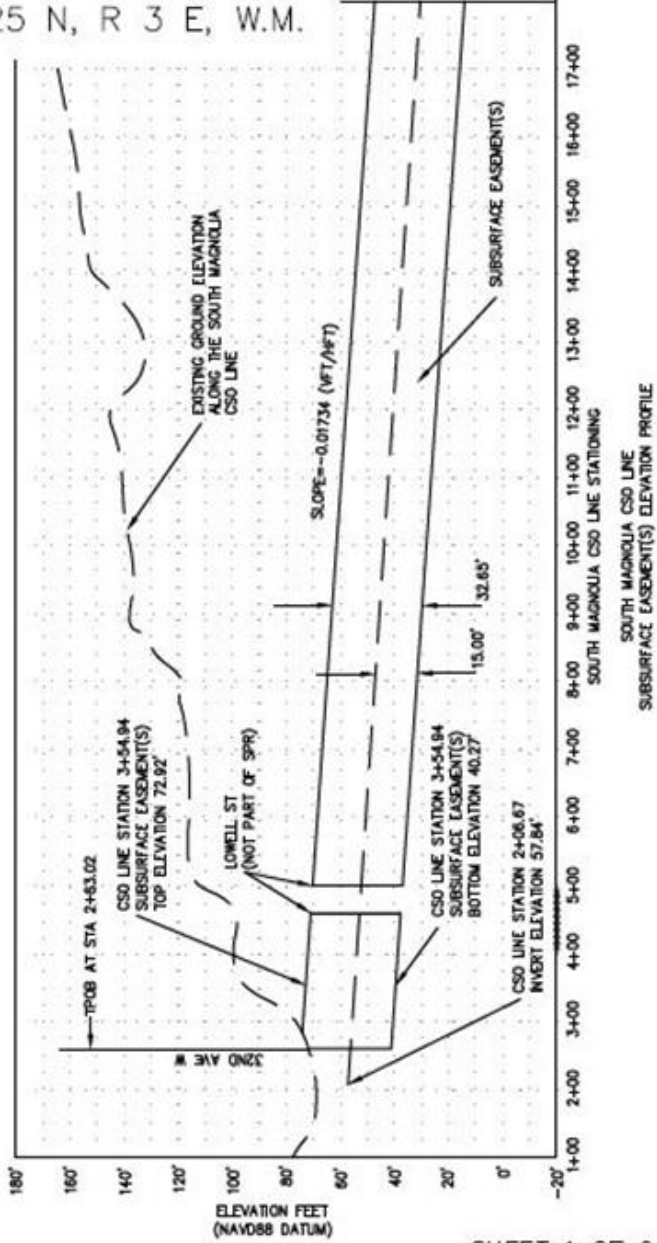


Exhibit E - Subsurface Easement Elevation Profile

SE 1/4, SEC. 22, T 25 N, R 3 E, W.M.  
SW 1/4, SEC. 23, T 25 N, R 3 E, W.M.  
NW 1/4, SEC. 26, T 25 N, R 3 E, W.M.



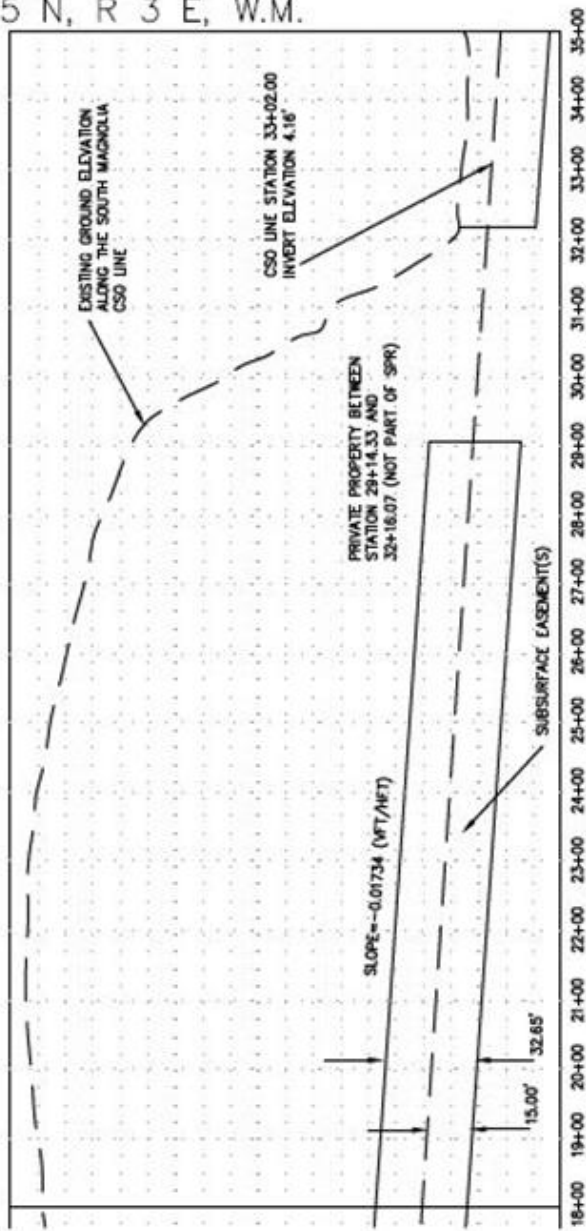
SHEET 1 OF 2

**True NORTH**  
LAND SURVEYING, INC.  
1930 8th Avenue S  
Suite 401  
Seattle, WA 98134  
206.332.0800

Date: 7/11/23  
Scale: AS SHOWN  
Job No. 21-111.00

**EXHIBIT E**  
To Accompany a Legal Description For a  
**Permanent Subterranean Sewer Easement**  
Tax Pcl. Nos. 202120-0005 & 262503-8001 & W Galer St.

SE 1/4, SEC. 22, T 25 N, R 3 E, W.M.  
 SW 1/4, SEC. 23, T 25 N, R 3 E, W.M.  
 NW 1/4, SEC. 26, T 25 N, R 3 E, W.M.



SHEET 2 OF 2



1930 8th Avenue S  
 Suite 401  
 Seattle, WA 98134  
 206.332.0800

Date: 7/11/23  
 Scale: AS SHOWN  
 Job No. 21-111.00

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