

Legal Description

PORTION OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M.,

RELINQUISHMENT TO KING COUNTY, WASHINGTON RECORDING NUMBER 8307191228

TPN: 1523089261

LEGAL DESCRIPTION PER DEED: 20041222001634

LOT 4 OF KING COUNTY SHORT PLAT NO. 585007, ACCORDING TO SHORT PLAT RECORDED JANUARY 5, 1988 UNDER RECORDING NO. 8801050794, IN KING COUNTY, WASHINGTON.

TPN: 1523089066

LEGAL DESCRIPTION PER DEED: 20130215001198

BEGINNING 1230 FEET NORTH AND 612.7 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
 THENCE EAST 612.7 FEET;
 THENCE NORTH 150 FEET;
 THENCE WEST 550.2 FEET;
 THENCE SOUTHWESTERLY TO BEGINNING, AND
 BEGINNING 1549 FEET NORTH OF THE SOUTHEAST CORNER OF SUBDIVISION;
 THENCE WEST 480.7 FEET;
 THENCE SOUTH 23*23' WEST 183 FEET;
 THENCE WEST 550.2 FEET;
 THENCE NORTH 169 FEET TO BEGINNING,

LOT 15-23-08. ALL IN BLOCK 9066, ALL IN SECTION 15, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M.

TPN: 0192460390

LEGAL DESCRIPTION PER DEED: 20170822001029

LOT 39 OF ALPINE ESTATES DIV. 2, AS PER PLAT RECORDED IN VOLUME 127 OF PLATS, PAGES 37 AND 38, RECORDS OF KING COUNTY AUDITOR;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

NW 1/4, SW 1/4, SEC. 14, TWP. 23N., RGE. 8E., W.M.
 SE 1/4, NE 1/4 & NE 1/4, SE 1/4, SEC. 15, TWP. 23N., RGE. 8E., W.M.
 CITY OF NORTH BEND, KING COUNTY, WASHINGTON



Axis
 Survey & Mapping

15241 NE 90TH ST
 REDMOND, WA 98052
 TEL. 425.823-5700
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www.axismap.com

JOB NO.
 18-110

DATE
 2/12/20

DRAWN BY
 TJO

CHECKED BY
 MTSE

SCALE
 N/A

SHEET
 1 OF 7

Legal Description

THAT PORTION OF THE RELINQUISHED LAND RECORDED UNDER RECORDING NUMBER 8307191228 TO KING COUNTY, WASHINGTON, LYING NORTHERLY OF HIGHWAY ENGINEER'S STATION (HES) CFR 32+00 AND SOUTHERLY OF THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, AND THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., ALONG THE CEDAR FALLS ROAD (CFR) LINE CENTERLINE SURVEY OF SR 90 ECHO LAKE INTERCHANGE TO TANNER, AS SHOWN ON SHEET 24 OF 24 OF RIGHT OF WAY & LIMITED ACCESS PLANS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION OF SECTION 14, HES CFR 36+62.90 P.O.T.;
 THENCE ALONG THE NORTH LINE THEREOF TO CFR HES 36+59.61, 62.20 FEET RT. (FRONTAGE RD. 10+64.42);
 THENCE TO CFR HES 36+28.94, 50.00 FEET RT.;
 THENCE TO CFR HES 32+00.00, 50.00 FEET RT.;
 THENCE TO CFR HES 32+00.00, 30.00 FEET LT.;
 THENCE TO CFR HES 35+93.08, 30.00 FEET LT.;
 THENCE TO CFR HES 36+62.79, 56.43 FEET LT. TO THE NORTH LINE OF SAID SUBDIVISION OF SECTION 15;
 THENCE ALONG THE SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 38,079 S.F., MORE OR LESS.

AND TOGETHER WITH A PORTION OF SAID RELINQUISHED LAND RECORDED UNDER RECORDING NUMBER 8307191228, LYING BETWEEN HES FL-6 20+55.84 AND HES FL-6 22+54.38 ALONG FRONTAGE ROAD LINE CENTERLINE SURVEY OF SAID SR 90 ECHO LAKE INTERCHANGE TO TANNER PLANS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT HES FL-6 20+55.84, 30.00 FEET LT., THENCE TO HES FL-6 22+54.38, 30.00 FEET LT.;
 THENCE TO HES FL-6 22+54.38, 30.00 FEET RT.;
 THENCE TO HES FL-6 20+55.84, 30.00 FEET RT.;
 THENCE TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11,913 S.F., MORE OR LESS.

AND TOGETHER WITH A PORTION OF LOT 4 OF KING COUNTY SHORT PLAT NO. 585007, ACCORDING TO SHORT PLAT RECORDED JANUARY 5, 1988 UNDER RECORDING NO. 8801050794, IN KING COUNTY, WASHINGTON,

LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT 46.49 FEET WESTERLY OF HIGHWAY ENGINEER'S STATION 37+77.38 ON THE CEDAR FALLS ROAD (CFR) LINE CENTERLINE SURVEY OF SR 90 ECHO LAKE INTERCHANGE TO TANNER AS SHOWN ON SHEET 24 OF 24 OF RIGHT OF WAY & LIMITED ACCESS PLANS; THENCE TO CFR HES 37+46.84, 83.01 FEET LT. TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 187.25 FEET; THENCE ALONG SAID CURVE TO CFR HES 37+38.93, 112.10 FEET LT. TO THE TERMINUS AND ALSO BEING A POINT 30 FEET NORTHERLY OF THE FL-6 LINE CENTERLINE AT HES 22+00.54.

CONTAINING AN AREA OF ±815 SQ. FT.

NW 1/4, SW 1/4, SEC. 14, TWP. 23N., RGE. 8E., W.M.
 SE 1/4, NE 1/4 & NE 1/4, SE 1/4, SEC. 15, TWP. 23N., RGE. 8E., W.M.
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Legal Description

AND TOGETHER WITH A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:
 BEGINNING 1230 FEET NORTH AND 612.7 FEET WEST OF THE SOUTHEAST CORNER OF THE
 NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
 THENCE EAST 612.7 FEET;
 THENCE NORTH 150 FEET;
 THENCE WEST 550.2 FEET;
 THENCE SOUTHWESTERLY TO BEGINNING, AND
 BEGINNING 1549 FEET NORTH OF THE SOUTHEAST CORNER OF SUBDIVISION;
 THENCE WEST 480.7 FEET;
 THENCE SOUTH 23°23' WEST 183 FEET;
 THENCE WEST 550.2 FEET;
 THENCE NORTH 169 FEET TO BEGINNING,

LOT 15-23-08. ALL IN BLOCK 9066, ALL IN SECTION 15, TOWNSHIP 23 NORTH, RANGE 8
 EAST, W.M.

LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A
 POINT 30 FEET WESTERLY OF HIGHWAY ENGINEER'S STATION 35+61.69 ON THE CEDAR
 FALLS ROAD (CFR) LINE CENTERLINE SURVEY OF SR 90 ECHO LAKE INTERCHANGE TO
 TANNER AS SHOWN ON SHEET 24 OF 24 OF RIGHT OF WAY & LIMITED ACCESS PLANS;
 THENCE TO CFR HES 35+61.69, 51.47 FEET LT.; THENCE TO CFR HES 36+35.91, 87.34
 FEET LT.; THENCE TO CFR HES 36+60.40, 87.70 FEET LT. TO THE BEGINNING OF A
 NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 148 FEET; THENCE
 WESTERLY ALONG SAID CURVE TO CFR HES 36+77.96, 145.40 FEET LT.; THENCE TO CFR
 HES 36+78.61, 151.73 FEET LT.; THENCE TO CFR HES 36+80.93, 151.60 FEET LT. THE
 TERMINUS OF DESCRIBED LINE, AND ALSO BEING A POINT 30 FEET SOUTHERLY OF THE
 FL-6 LINE CENTERLINE AT HES 21+64.15.

CONTAINING AN AREA OF ±4,418 SQ.FT.

AND TOGETHER WITH A PORTION OF LOT 39 OF ALPINE ESTATES DIV. 2, AS PER PLAT
 RECORDED IN VOLUME 127 OF PLATS, PAGES 37 AND 38, RECORDS OF KING COUNTY
 AUDITOR;

LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT POINT 40 FEET
 SOUTHERLY AND OPPOSITE HIGHWAY ENGINEERING STATION FRONTAGE RD. 11+06.04 ON
 FRONTAGE RD. LINE CENTERLINE SURVEY OF SR 90 ECHO LAKE INTERCHANGE TO TANNER
 AS SHOWN ON SHEET 24 OF 24 OF RIGHT OF WAY & LIMITED ACCESS PLANS; THENCE
 SOUTHWESTERLY 63.33 FEET TO A POINT 50 FEET EASTERLY AND OPPOSITE HIGHWAY
 ENGINEERING STATION 36+23.98 ON CEDAR FALLS ROAD (CFR) CENTERLINE AND THE END
 OF THIS LINE DESCRIPTION.

CONTAINING AN AREA OF ±785 SQ. FT.



NW 1/4, SW 1/4, SEC. 14, TWP. 23N., RGE. 8E., W.M.
 SE 1/4, NE 1/4 & NE 1/4, SE 1/4, SEC. 15, TWP. 23N., RGE. 8E., W.M.
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