

## ORDINANCE NO. 619

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, PROVIDING FOR THE CONDEMNATION, APPROPRIATION, TAKING, AND DAMAGING OF A FEE INTEREST IN PORTIONS OF CERTAIN PARCELS OF REAL PROPERTY, TOGETHER WITH CERTAIN PERMANENT AND TEMPORARY EASEMENTS, LOCATED AT OR IN THE VICINITY OF NE 171<sup>ST</sup> STREET BETWEEN NE 175<sup>TH</sup> STREET AND 140<sup>TH</sup> AVENUE NE WITHIN THE CITY IN ORDER TO CONSTRUCT AN ARTERIAL ROAD IMPROVEMENT AND SUCH OTHER APPURTENANCES AND IMPROVEMENTS ASSOCIATED WITH THE PUBLIC IMPROVEMENT AND PROVIDING THAT THE ENTIRE COST THEREOF SHALL BE PAID FROM AVAILABLE FUNDS; DIRECTING THE CITY ATTORNEYS TO PROSECUTE THE APPROPRIATE ACTION AND PROCEEDINGS IN THE MANNER PROVIDED BY LAW FOR SUCH CONDEMNATION; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE.

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**WHEREAS**, the NE 171<sup>st</sup> Street Urban Parkway Project has been included on the City's Adopted Six Year Transportation Improvement Program as a priority project since 2014 due to zoning changes within the Central Business District and pending redevelopment on adjacent properties to this road; and

**WHEREAS**, the improvements to NE 171<sup>st</sup> Street from NE 175<sup>th</sup> Street to 140<sup>th</sup> Avenue NE are necessary to accommodate multiple modes of transportation, including vehicles, bicycles and pedestrians adjacent to a dense urban core; and

**WHEREAS**, the City has been exploring design alternatives since 2013 to address and identify improvements to this section of NE 171<sup>st</sup> Street to provide for the land use changes adjacent to it and provide facilities for other modes of transportation; and

**WHEREAS**, the necessary improvements include the construction of bike lanes, roundabouts at intersections, wider pedestrian walkways and sidewalks, street illumination, and landscaping to make the same consistent with design practice standards; and

**WHEREAS**, the City, with input from the public and the owners of affected properties has developed a design for roadway improvements that address the public needs while minimizing impacts to the adjacent private property; and

**WHEREAS**, despite good faith efforts at obtaining negotiated purchases of needed private property, negotiations to date with the owners of the property required for the improvements have proved unsuccessful and it is necessary that condemnation be authorized so that the property interests sought by the City be acquired, should continuing efforts at a negotiated settlement with the affected property owners fail;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODINVILLE WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1. Need for Property - Public Use.** The public health, safety, and welfare demand that NE 171<sup>st</sup> Street from NE 175<sup>th</sup> Street to 140<sup>th</sup> Avenue NE be improved through the construction of road reconstruction and intersection improvements and associated appurtenances and other improvements in order to address vehicle and pedestrian safety, and that a fee interest

be condemned, and a permanent easement and temporary construction easements be obtained, appropriated, taken, and damaged in portions of certain real property in the City of Woodinville in order to construct such public use improvements as provided in this ordinance.

**Section 2. Declaration of Necessity.** The City Council of the City of Woodinville, after hearing the report from the City Manager and Public Works Director and reviewing the planned improvements, hereby declares that a fee interest in those portions of certain parcels of real property and permanent easement and temporary construction easements described on:

Exhibits 1-3 (Leisure Care, Inc., dba Brittany Park Parcel)  
Exhibit 4 and 5 (Waterford III LLC, dba Campbell Run Apts. Parcel)  
Exhibit 6 and 7 (Frederica Z. Zante Parcel)

All attached hereto and incorporated herein by this reference as if set forth in full is necessary for the public use and improvements described in Section 1 above.

**Section 3. Condemnation.** A fee interest and a permanent easement and necessary temporary construction easements in those portions of real property as described in Exhibits 1 through 7, free from any and all liens and encumbrances, is hereby condemned, appropriated, taken, and damaged for the purpose of constructing the improvements described in Section 1 above. Condemnation and taking of the property interests is subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

**Section 4. Authority of City Attorneys.** The City Attorneys are hereby authorized and directed to begin and prosecute the proceedings provided by law to condemn, take, and appropriate the interests necessary to carry out the provisions of this ordinance. For the purpose of minimizing damages, the City Attorneys, in consultation with the Mayor, and Public Works Director, are hereby further authorized to stipulate as to the use of the property hereby authorized to be condemned and appropriated, and as to the reservation of any right of use of the owner or any person entitled to possession of the property, provided that such reservation does not interfere with the use of said property as provided in this ordinance. The attorneys are further authorized, upon such consultation, to adjust the location and/or width of any portion of any of the property so taken in order to minimize damages, provided that said adjustments do not interfere with the use of said property by the City as provided in this ordinance. The attorneys are further authorized to identify and adjust the location and/or width of any temporary construction easements determined necessary by the City and its consultants for the construction of the improvements upon the property taken by condemnation.

**Section 5. Source of Funds.** The entire cost of the property acquisition authorized by this ordinance, including all costs and expenses of condemnation proceedings, shall be paid from available funds as may be appropriate under the circumstances.

**Section 6. Severability.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

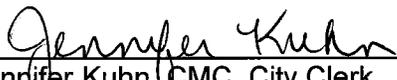
**Section 7. Effective Date.** This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

ADOPTED BY THE CITY COUNCIL AND SIGNED IN AUTHENTICATION OF ITS PASSAGE  
THIS 1<sup>st</sup> DAY OF DECEMBER 2015.

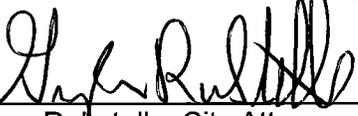


Bernard W. Talmas, Mayor

ATTEST/AUTHENTICATED:

By:   
Jennifer Kuhn, CMC, City Clerk

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:   
Greg Rubstello, City Attorney

PASSED BY THE CITY COUNCIL: 12-01-2015  
PUBLISHED: 12-07-2015  
EFFECTIVE DATE: 12-14-2015  
ORDINANCE NO. 619

**Exhibit 1**  
**Leisure Care Parcel**  
**Acquisition for Right-of-Way**



Architects • Engineers  
Landscape Architects  
Planners • Urban Designers  
Surveyors & Mappers

Project Number: 31350D

**EXHIBIT "A"**

**T.L. 102605-9026  
Right-of-Way Dedication**

**Legal Description**

That portion of Woodinville Boundary Line Adjustment No. BLA-95-050 recorded January 31, 1996 under Recording No. 9601319005, Records of King County, State of Washington Excepting therefrom the east 4.00 feet thereof conveyed to the City of Woodinville by Deed recorded November 5, 1997 under Recording No. 9711051491;

Right-of-Way Dedication more particularly described as follows:

Beginning at the southeast corner above described parcel said corner being on the north margin of N.E. 171<sup>st</sup> Street being 72.00 feet northerly of the monumented centerline thereof and on the west margin of 133<sup>rd</sup> Avenue N.E being 29.00 feet westerly of the monumented centerline thereof;

Thence N88°54'40"W along said north margin, 22.15 feet;

Thence leaving said north margin northeasterly along the arc of a curve left having a 53.00 foot radius, the radius point of which bears N36°43'32"W, an arc distance of 33.72 feet, through a central angle of 36°27'14" to a point of tangency;

Thence N16°49'14"E, 14.68 feet to the west margin of 133<sup>rd</sup> Avenue N.E, said west margin being 29.00 feet westerly of when measured at right angles to the monumented centerline of said 133<sup>rd</sup> Avenue;

Thence S01°34'25"W along said west margin, 41.63 feet to the Point of Beginning

Containing 326 square feet, more or less.

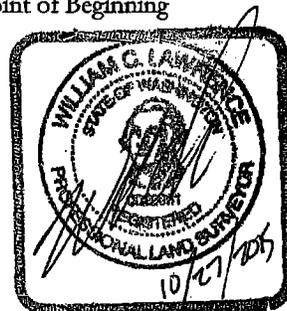
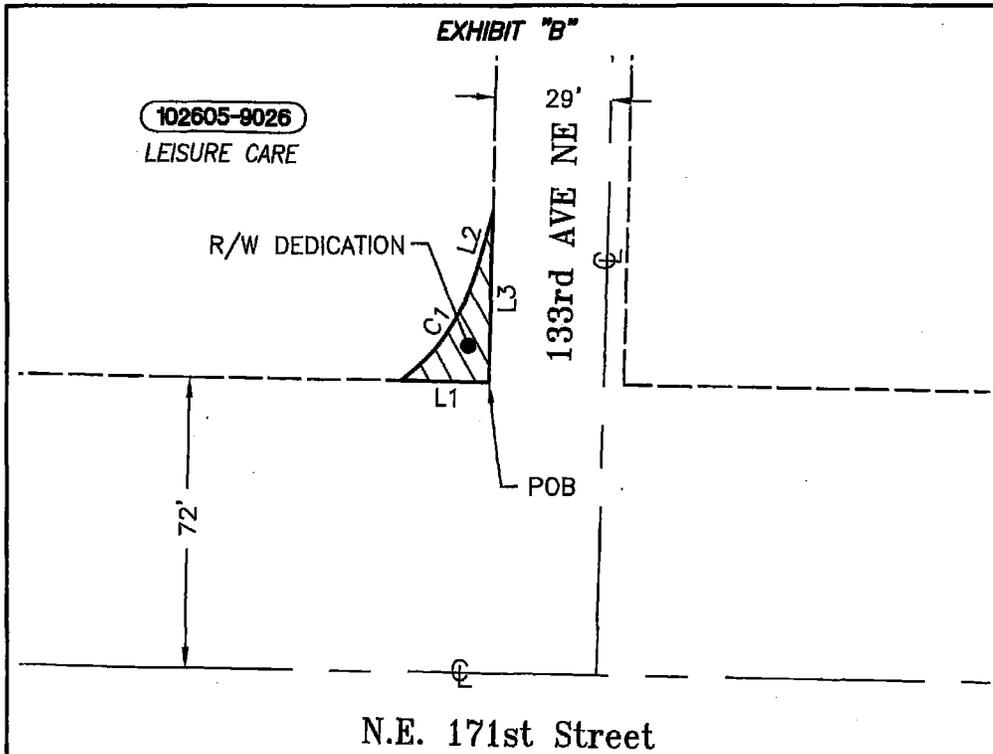


Exhibit 1  
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**EXHIBIT "B"**

**102605-9026**  
LEISURE CARE



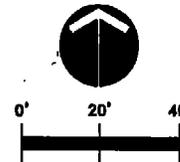
**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N88°54'40"W	22.15'
L2	N16°49'14"E	14.68'
L3	S01°34'25"W	41.63'

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH
C1	36°27'14"	53.00'	33.72'

CONTAINING 326 SF, MORE OR LESS



**KING COUNTY T.L. 102605-9026**  
**RIGHT-OF-WAY DEDICATION**

Portion of Sec. 10, T.26N., R.05E., W.M.  
King County, Washington



11241 Willow Road NE  
Suite 200  
Redmond, Washington 98052  
Phone: (425) 835-4448  
FAX: (425) 837-9377  
Internet: WWW.otak.com

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Exhibit 1  
Page 2 of 2

**Exhibit 2**  
**Leisure Care Parcel**  
**Drainage Easement**



Architects • Engineers  
Landscape Architects  
Planners • Urban Designers  
Surveyors & Mappers

Project Number: 31350D

**EXHIBIT "A"**

**T.L. 102605-9026  
Drainage Easement**

**Legal Description**

That portion of Woodinville Boundary Line Adjustment No. BLA-95-050 recorded January 31, 1996 under Recording No. 9601319005, Records of King County, State of Washington Excepting therefrom the east 4.00 feet thereof conveyed to the City of Woodinville by Deed recorded November 5, 1997 under Recording No. 9711051491;

Drainage Easement more particularly described as follows:

Commencing at the southeast corner above described parcel said corner being on the north margin of N.E. 171<sup>st</sup> Street being 72.00 feet northerly of the monumented centerline thereof and on the west margin of 133<sup>rd</sup> Avenue N.E being 29.00 feet westerly of the monumented centerline thereof; Thence N88°54'40"W along said north margin, 22.15 feet to the TRUE POINT OF BEGINNING; Thence continuing along said north margin N88°54'40"W, 261.53 feet to the beginning of a non-tangent curve right; Thence northwesterly along the arc of said curve right, having a 558.00 foot radius, the radius point of which bears N19°51'51"E, an arc distance of 94.49 feet, through a central angle of 9°42'10" to a point of non-tangency; Thence leaving said north margin N29°34'01"E, 18.94 feet; Thence S75°40'13"E, 117.78 feet; Thence S88°54'40"E, 242.84 feet to the beginning of a non-tangent curve right; Thence southwesterly along the arc of said curve right, having a radius of 53.00 feet, the radius point of which bears N73°10'46"W, and arc distance of 33.72 feet, through a central angle of 36°27'14" to the TRUE POINT OF BEGINNING.

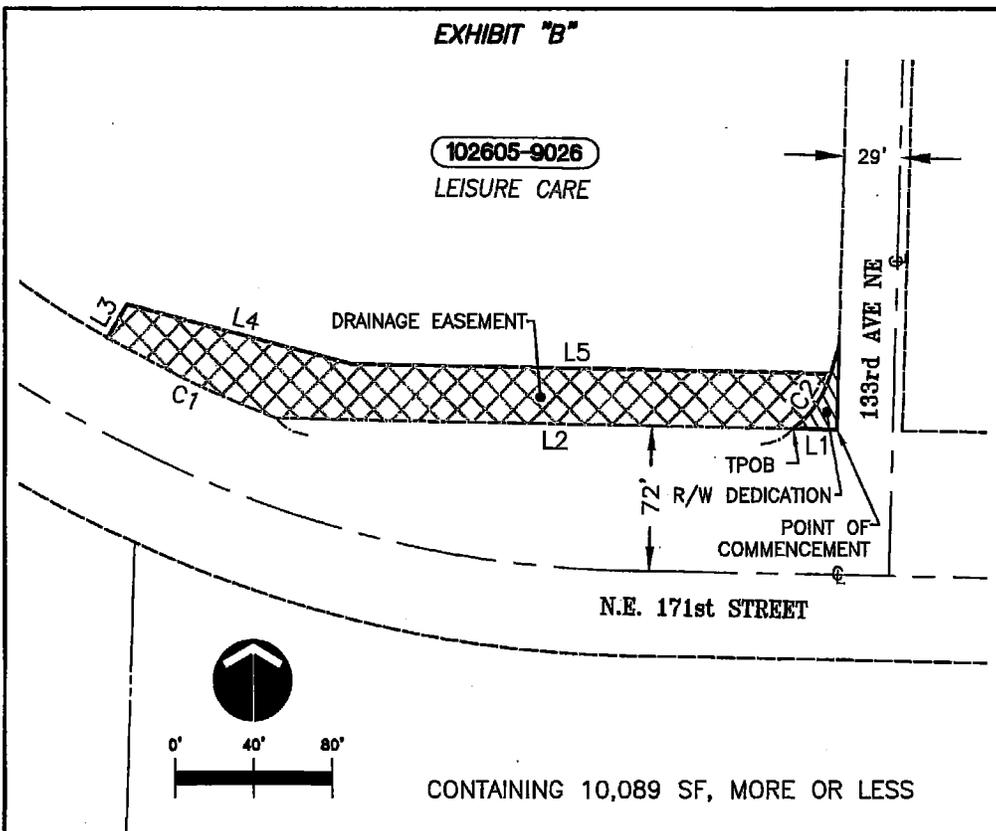
Containing 10,089 square feet, more or less.



Exhibit 2  
page 1 of 2

**EXHIBIT "B"**

**102605-9026**  
LEISURE CARE



**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N88°54'40"W	22.15'
L2	N88°54'40"W	261.53'
L3	N29°34'01"E	18.94'
L4	S75°40'13"E	117.78'
L5	S88°54'40"E	242.84'

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH
C1	9°42'10"	558.00'	94.49'
C2	36°27'14"	53.00'	33.72'

**KING COUNTY T.L. 102605-9026**  
**DRAINAGE EASEMENT**

Portion of Sec. 10, T.26N., R.05E., W.M.  
King County, Washington



11843 Willow Road NE  
Suite 200  
Redmond, Washington 98068  
Phone: (425) 852-4444  
FAX: (425) 857-1677  
Internet: WWW.otak.com

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Exhibit 2  
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**Exhibit 3**  
**Leisure Care Parcel**  
**Temporary Construction Easement**



Architects • Engineers  
Landscape Architects  
Planners • Urban Designers  
Surveyors & Mappers

Project Number: 31350D

**EXHIBIT "A"**

T.L. 102605-9026

**Temporary Construction Easement**

**Legal Description**

That portion of Woodinville Boundary Line Adjustment No. BLA-95-050 recorded January 31, 1996 under Recording No. 9601319005, Records of King County, State of Washington Excepting therefrom the east 4.00 feet thereof conveyed to the City of Woodinville by Deed recorded November 5, 1997 under Recording No. 9711051491;

Temporary Construction Easement more particularly described as follows:

Beginning at the southeast corner above described parcel said corner being on the north margin of N.E. 171<sup>st</sup> Street being 72.00 feet northerly of the monumented centerline thereof and on the west margin of 133<sup>rd</sup> Avenue N.E. being 29.00 feet westerly of the monumented centerline thereof;

Thence N01°34'25"E, along said west margin, 41.63 feet to the TRUE POINT OF BEGINNING;

Thence continuing along said west margin N01°34'25"E, 40.76 feet;

Thence leaving said west margin N88°25'35"W, 5.00 feet;

Thence S11°13'00"W, 55.80 feet;

Thence S88°54'40"E, 10.49 feet;

Thence N16°49'14"E, 14.68 feet to the TRUE POINT OF BEGINNING

Containing 504 square feet, more or less.

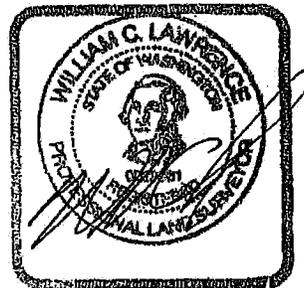
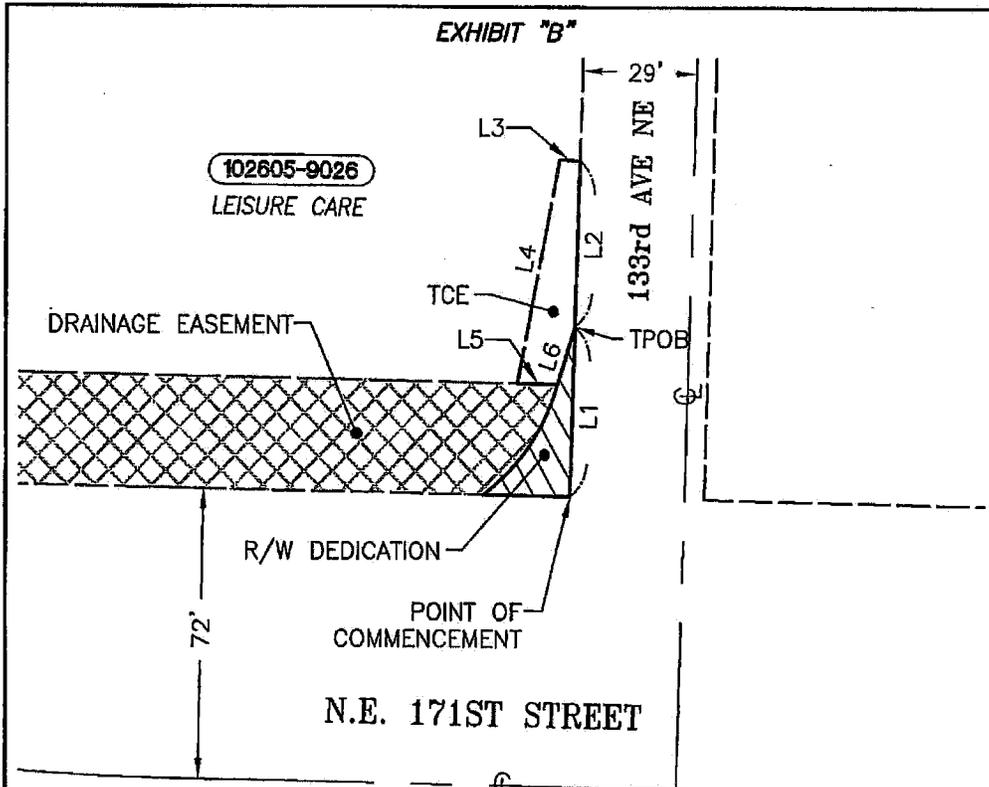


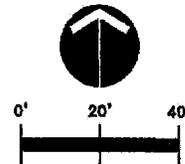
exhibit 3  
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EXHIBIT "B"



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N01°34'25"E	41.63'
L2	N01°34'25"E	40.76'
L3	N88°25'35"W	5.00'
L4	S11°13'00"W	55.80'
L5	S88°54'40"E	10.49'
L6	N16°49'14"E	14.68'

CONTAINING 504 SF, MORE OR LESS



**KING COUNTY T.L. 102605-9026  
TEMPORARY CONSTRUCTION EASEMENT**

Portion of Sec. 10, T.26N., R.05E., W.M.  
King County, Washington

**otak**  
11841 Willows Road NE  
Suite 200  
Redmond, Washington 98052  
Phone: (206) 822-4446  
Fax: (206) 821-8877  
Internet: WWW.OTAK.COM

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Exhibit 3  
Page 2 of 2

**Exhibit 4**  
**Waterford III LLC Parcel**  
**Acquisition for Right-of-Way**



Architects • Engineers  
Landscape Architects  
Planners • Urban Designers  
Surveyors & Mappers

Project Number: 31350D

**EXHIBIT "A"**

**T.L. 092605-9047**  
**Right-of-Way Dedication**

**Legal Description**

That portion of that parcel of land described in Special Warranty Deed recorded under Auditor's File No. 20130314000507, Records of King County, State of Washington, more particularly described as follows:

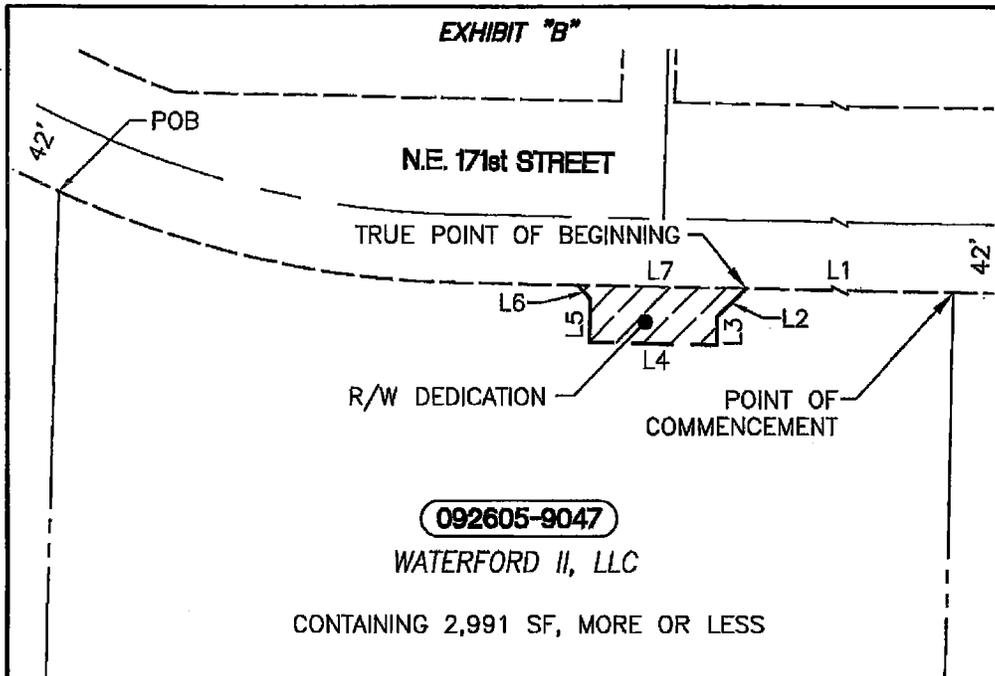
Commencing at the northeast corner of said parcel said corner being on the south margin of N.E. 171<sup>st</sup> Street, 42.00 feet southerly of the monumented centerline;  
Thence N88°54'53"W along said south margin, 236.43 feet to the TRUE POINT OF BEGINNING;  
Thence leaving said south margin S46°05'07"W, 25.02 feet;  
Thence S01°05'07"W, 17.31 feet;  
Thence N88°54'53"W parallel to said south margin, 80.00 feet;  
Thence N01°05'07"E, 26.70 feet;  
Thence N43°54'53"W, 11.74 feet to a point on said south margin;  
Thence S88°54'53"E, along said south margin, 106.00 feet to the TRUE POINT OF BEGINNING.

Containing 2,991 square feet, more or less.



Exhibit 4  
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**EXHIBIT "B"**



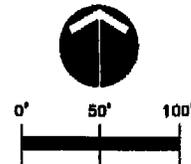
**092605-9047**

**WATERFORD II, LLC**

CONTAINING 2,991 SF, MORE OR LESS

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N88°54'53"W	236.43'
L2	S46°05'07"W	25.02'
L3	S01°05'07"W	17.31'
L4	N88°54'53"W	80.00'
L5	N01°05'07"E	26.70'
L6	N43°54'53"W	11.74'
L7	S88°54'53"E	106.00'



**KING COUNTY T.L. 092605-9047  
TEMPORARY CONSTRUCTION EASEMENT**

Portion of Sec. 10, T.26N., R.05E., W.M.  
King County, Washington



11241 Willow Road NE  
Suite 200  
Redmond, Washington 98068  
Phone (425) 822-4448  
FAX (425) 827-9777  
Internet: WWW.OTAK.COM

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*Exhibit 4  
page 2 of 2*

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**Exhibit 5**  
**Waterford III LLC Parcel**  
**Temporary Construction Easement**



Architects • Engineers  
Landscape Architects  
Planners • Urban Designers  
Surveyors & Mappers

Project Number: 31350D

**EXHIBIT "A"**

**T.L. 092605-9047**

**Temporary Construction Easement**

**Legal Description**

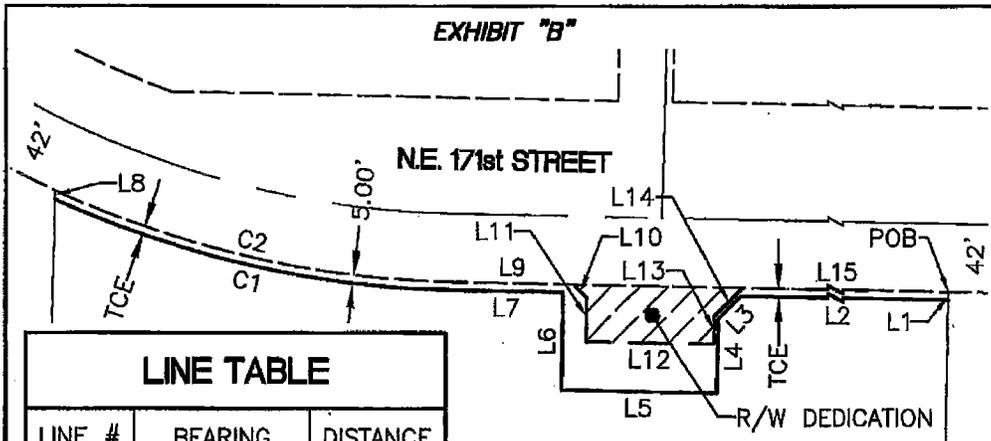
That portion of that parcel of land described in Special Warranty Deed recorded under Auditor's File No. 20130314000507, Records of King County, State of Washington, more particularly described as follows:

Beginning at the northeast corner of said parcel said corner being on the south margin of N.E. 171<sup>st</sup> Street, 42.00 feet southerly of the monumented centerline;  
Thence leaving said south margin S01°07'12"W along the east line of said parcel, 5.00 feet;  
Thence leaving said east parcel line N88°54'53"W, parallel with said south margin, 237.69 feet;  
Thence S45°15'17"W, 20.03 feet; Thence S01°02'02"W, 45.77 feet; Thence N 88°54'53"W, 97.52 feet; Thence N01°05'07"E, 60.14 feet to a point 5.00 feet southerly of when measured at right angles to said south margin; Thence N88°54'53"W, parallel with said south margin, 71.45 feet to a point of curve right having a radius of 647.00 feet; Thence continuing parallel with said south margin northwesterly along the arc of said curve right 258.00 feet, through a central angle of 22°50'49" to a point on the west line of said parcel; Thence N01°30'49"E along said west line 5.41 feet to the northwest corner of said parcel said corner being on said south margin; Thence southeasterly along said south margin along the arc of a curve left having a 642.00 foot radius, the radius point of which bears N42°07'00"E, an arc distance of 258.07 feet, through a central angle of 23°01'52" to a point of tangency; Thence S88°54'53"E, 78.15 feet;  
Thence leaving said south margin S43°54'53"E, 11.74 feet; Thence S01°05'07"W, 26.70 feet;  
Thence S88°54'53"E, 80.00 feet; Thence N01°05'07"E, 17.31 feet; Thence N46°05'07"E, 25.02 feet to a point on said south margin; Thence S88°54'53"E, along said south margin 236.43 feet to the Point of Beginning.

Containing 6,365 square feet, more or less.

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**EXHIBIT "B"**



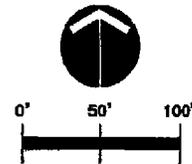
CONTAINING 6,365 SF, MORE OR LESS

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S01°07'12"W	5.00'
L2	N88°54'53"W	237.69'
L3	S45°15'17"W	20.03'
L4	S01°02'02"W	45.77'
L5	N88°54'53"W	97.52'
L6	N01°05'07"E	60.14'
L7	N88°54'53"W	71.45'
L8	N01°30'49"E	5.41'
L9	S88°54'53"E	78.15'
L10	S43°54'53"E	11.74'
L11	S01°05'07"W	26.70'
L12	S88°54'53"E	80.00'
L13	N01°05'07"E	17.31'
L14	N46°05'07"E	25.02'
L15	S88°54'53"E	236.43'

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH
C1	22°50'49"	647.00'	258.00'
C2	23°01'52"	642.00'	258.07'



**KING COUNTY T.L. 092605-9047  
TEMPORARY CONSTRUCTION EASEMENT**

Portion of Sec. 10, T.26N., R.05E., W.M.  
King County, Washington



11841 Willows Road NE  
Suite 800  
Redmond, Washington 98052  
Phone: (425) 882-4448  
FAX: (425) 887-8577  
Internet: WWW.OTAK.COM

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Exhibit S  
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**Exhibit 6**  
**Zante Parcel**  
**Acquisition for Right-of-Way**



Architects • Engineers  
Landscape Architects  
Planners • Urban Designers  
Surveyors & Mappers

Project Number: 31350D

**EXHIBIT "A"**

**T.L. 102605-9030  
Right-of-Way Dedication**

**Legal Description**

That portion of that parcel of land described in Quit Claim Deed recorded under Auditor's File No. 20080625000751, Records of King County, State of Washington, more particularly described as follows:

Beginning at the northwest corner of said parcel, said corner being on the south margin of N.E. 171st Street, 42.00 feet southerly of the right-of-way centerline;  
Thence S88°54'53"E, 564.06 feet along said south right-of-way margin to the northeast corner of said parcel;  
Thence leaving said right-of-way margin S00°44'16"W, 0.57 feet along the east line of said parcel;  
Thence leaving said east line S80°44'55"W, 140.62 feet;  
Thence S79°00'18"W, 83.86 feet to a point of curve left having a radius of 35.00 feet;  
Thence along the arc of said curve left 17.38 feet, through a central angle of 28°26'56", to a point of reverse curvature having a radius of 89.57 feet;  
Thence along the arc of said curve right 137.37 feet, through a central angle of 87°52'43", to a point of reverse curvature having a radius of 35.00;  
Thence along the arc of said curve left 28.92 feet, through a central angle of 47°20'58", to a point of tangency;  
Thence N88°54'53"W, 75.88 feet;  
Thence N74°00'53"W, 106.16 feet to the west line of said parcel;  
Thence N.01°07'12"E, 5.00 feet along said west line to the Point of Beginning.

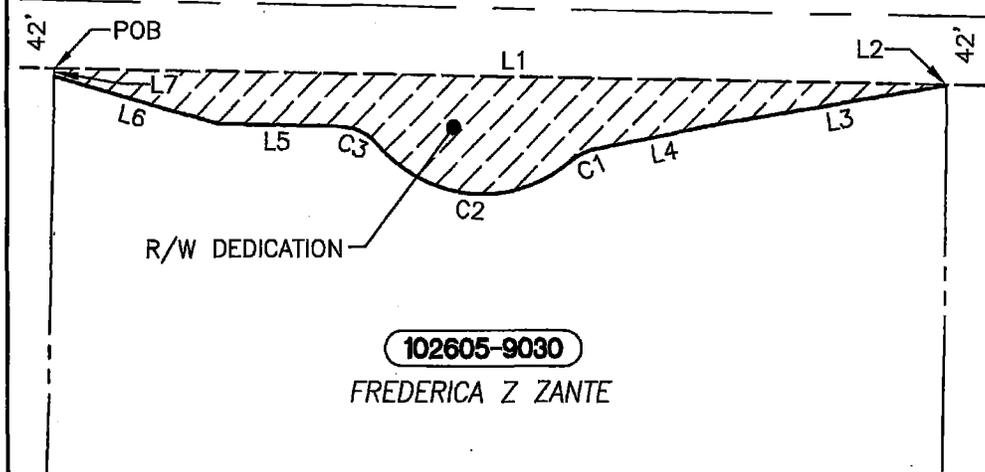
Containing 18,671 square feet, more or less.



Exhibit to  
Page 1 of 2

**EXHIBIT "B"**

**NE. 17th STREET**



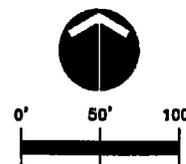
CONTAINING 18,671 SF, MORE OR LESS

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S88°54'53"E	564.06'
L2	S00°44'16"W	0.57'
L3	S80°44'55"W	140.62'
L4	S79°00'18"W	83.86'
L5	N88°54'53"W	75.88'
L6	N74°00'53"W	106.16'
L7	N01°07'12"E	5.00'

**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH
C1	28°26'56"	35.00'	17.38'
C2	87°52'43"	89.57'	137.37'
C3	47°20'58"	35.00'	28.92'



**KING COUNTY T.L. 102605-9030  
RIGHT-OF-WAY DEDICATION**

Portion of Sec. 10, T.26N., R.05E., W.M.  
King County, Washington



14241 Wilcox Road NE  
Suite 200  
Redmond, Washington 98052  
Phone: (425) 822-4448  
FAX: (425) 827-9577  
Internet: WWW.otak.COM

HarrisGlobal Partner

Exhibit to  
Page 2 of 2

**Exhibit 7**  
**Zante Parcel**  
**Slope Easement**



Architects • Engineers  
Landscape Architects  
Planners • Urban Designers  
Surveyors & Mappers

Project Number: 31350D

**EXHIBIT "A"**

**T.L. 102605-9030  
Slope Easement**

**Legal Description**

That portion of that parcel of land described in Quit Claim Deed recorded under Auditor's File No. 20080625000751, Records of King County, State of Washington, more particularly described as follows:

A fifteen foot wide strip of land lying southerly of and adjacent to the following described line:

Commencing at the northwest corner of said parcel, said corner being on the south margin of N.E. 171st Street, 42.00 feet southerly of the monumented centerline;  
Thence S88°54'53"E, 564.06 feet along said south right-of-way margin to the northeast corner of said parcel;  
Thence leaving said right-of-way margin S00°44'16"W, 0.57 feet along the east line of said parcel to the TRUE POINT OF BEGINNING of line description;  
Thence leaving said east line S80°44'55"W, 140.62 feet;  
Thence S79°00'18"W, 83.86 feet to a point of curve left having a radius of 35.00 feet;  
Thence along the arc of said curve left 17.38 feet, through a central angle of 28°26'56", to a point of reverse curvature having a radius of 89.57 feet;  
Thence along the arc of said curve right 137.37 feet, through a central angle of 87°52'43", to a point of reverse curvature having a radius of 35.00;  
Thence along the arc of said curve left 28.92 feet, through a central angle of 47°20'58", to a point of tangency;  
Thence N88°54'53"W, 75.88 feet;  
Thence N74°00'53"W, 106.16 to the west line of said parcel and the Terminus of described line;

Containing 8,853 square feet, more or less.

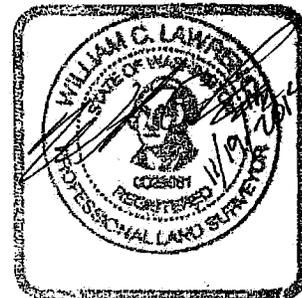
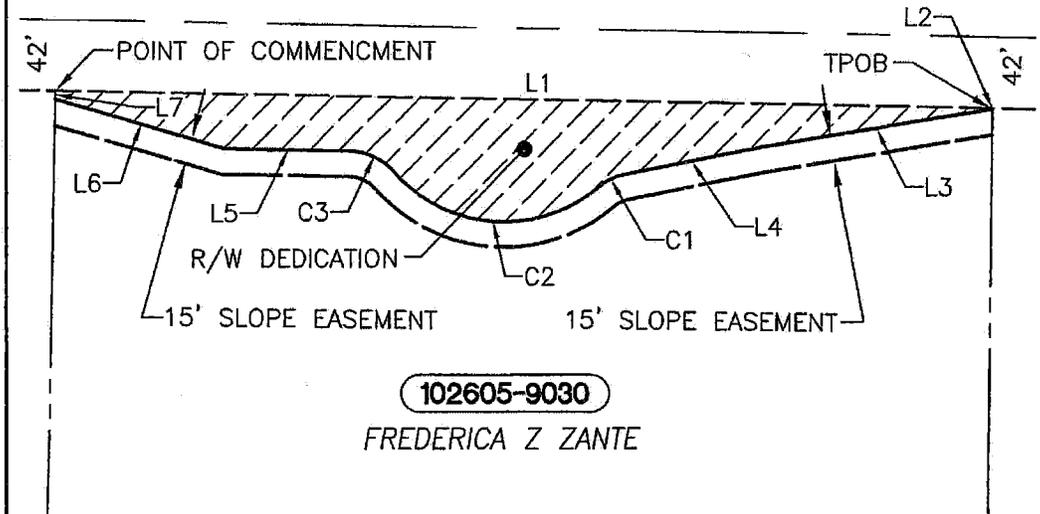


Exhibit 7  
Page 1 of 2

EXHIBIT "B"

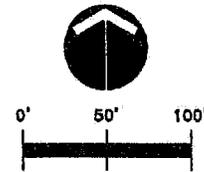
N.E. 171st STREET



CONTAINING 8,853 SF, MORE OR LESS

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S88°54'53"E	564.06'
L2	S00°44'16"W	0.57'
L3	S80°44'55"W	140.62'
L4	S79°00'18"W	83.86'
L5	N88°54'53"W	75.88'
L6	N74°00'53"W	106.16'
L7	N01°07'12"E	5.00'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	28°26'56"	35.00'	17.38'
C2	87°52'43"	89.57'	137.37'
C3	47°20'58"	35.00'	28.92'



**KING COUNTY T.L. 102605-9030  
SLOPE EASEMENT**

Portion of Sec. 10, T.26N., R.05E., W.M.  
King County, Washington



11241 Willow Road NE  
Suite 200  
Redmond, Washington 98052  
Phone: (425) 822-4446  
FAX: (425) 827-8377  
Internet: WWW.otak.com

HanmiGlobal Partner

Exhibit 7  
Page 2 of 2

KREF LIST  
 Litrook: 100  
 Resolved  
 S32350DY220  
 TLBLK  
 C3500Y250

**OWNERSHIP TABLE**

KING COUNTY PARCEL NO.	PROJECT ID	PROPERTY OWNER	TOTAL AREA (SF) *	RIGHT-OF-WAY (SF)	PARCEL REMAINDER (SF)		STORM DRAINAGE EASEMENT (SF)	TEMPORARY CONSTRUCTION EASEMENT (SF)	SLOPE EASEMENT (SF)
					LT.	RT.			
082605-9047	5-9047	WATERFORD II LLC	758,505	2,991	-	753,514	-	6,385	-
102605-9026	5-9026	LEISURE CARE	208,860	326	208,534	-	10,089	504	-
102605-9030	5-9030	ZANTE, FEDERICA Z	649,056	18,671	-	630,385	-	-	8,653
133087-0000	7-0000	WEIDNER INVESTMENT SERVICES, INC.	902,563	4,917	897,646	-	-	1,313	-

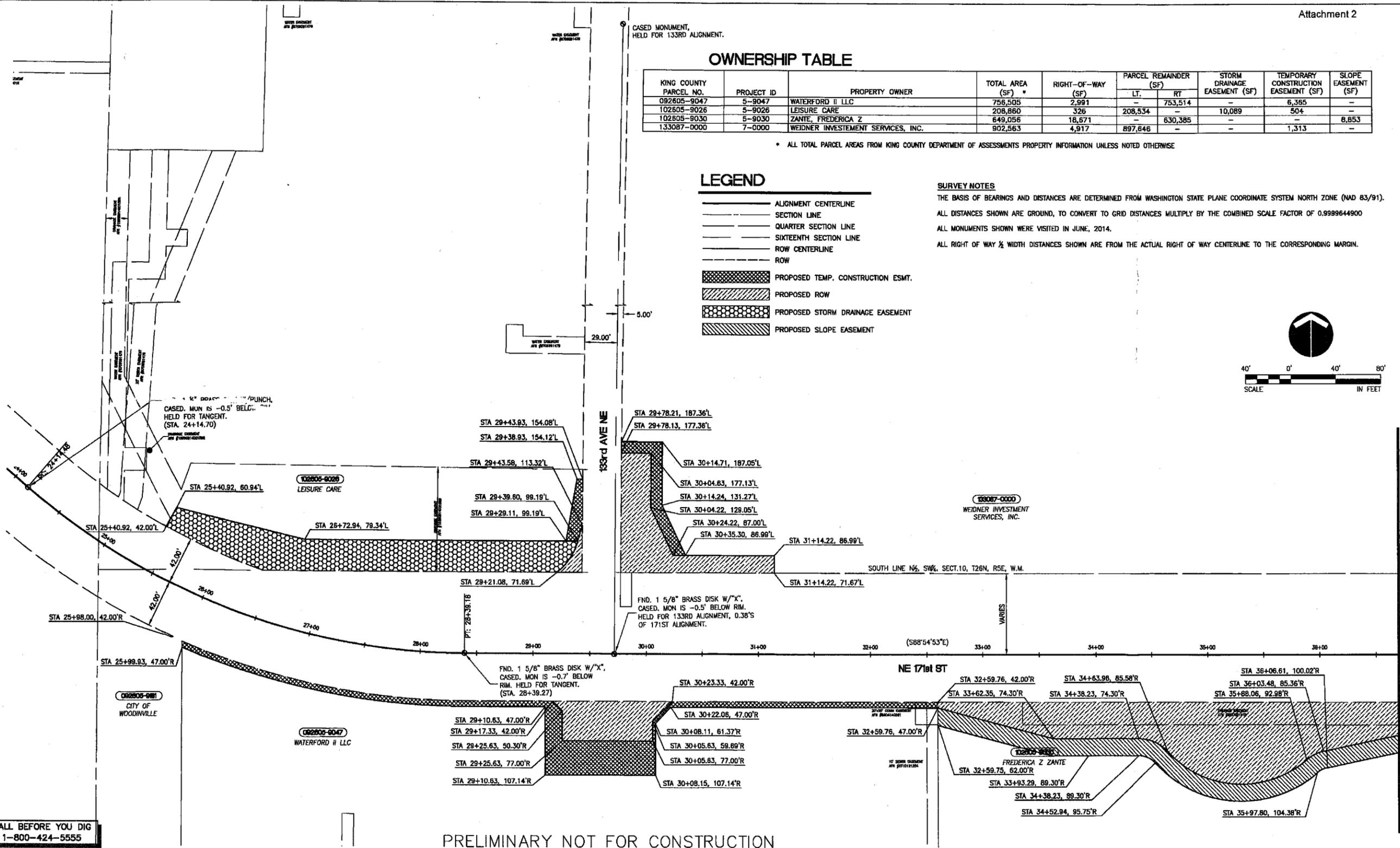
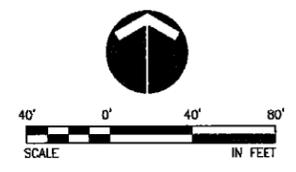
\* ALL TOTAL PARCEL AREAS FROM KING COUNTY DEPARTMENT OF ASSESSMENTS PROPERTY INFORMATION UNLESS NOTED OTHERWISE

**LEGEND**

- ALIGNMENT CENTERLINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- ROW CENTERLINE
- ROW
- ▨ PROPOSED TEMP. CONSTRUCTION ESMT.
- ▨ PROPOSED ROW
- ▨ PROPOSED STORM DRAINAGE EASEMENT
- ▨ PROPOSED SLOPE EASEMENT

**SURVEY NOTES**

THE BASIS OF BEARINGS AND DISTANCES ARE DETERMINED FROM WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83/91). ALL DISTANCES SHOWN ARE GROUND, TO CONVERT TO GRID DISTANCES MULTIPLY BY THE COMBINED SCALE FACTOR OF 0.9998644900. ALL MONUMENTS SHOWN WERE VISITED IN JUNE, 2014. ALL RIGHT OF WAY 1/2 WIDTH DISTANCES SHOWN ARE FROM THE ACTUAL RIGHT OF WAY CENTERLINE TO THE CORRESPONDING MARGIN.



MATCH LINE SEE SHEET RW-3

CALL BEFORE YOU DIG  
 1-800-424-5555

PRELIMINARY NOT FOR CONSTRUCTION

**otak**  
 11241 Willows Road NE  
 Suite 200  
 Redmond, Washington 98058  
 Phone: (425) 822-4446  
 FAX: (425) 827-9577  
 www.otak.com

NO.	REVISION	DATE	BY	CK



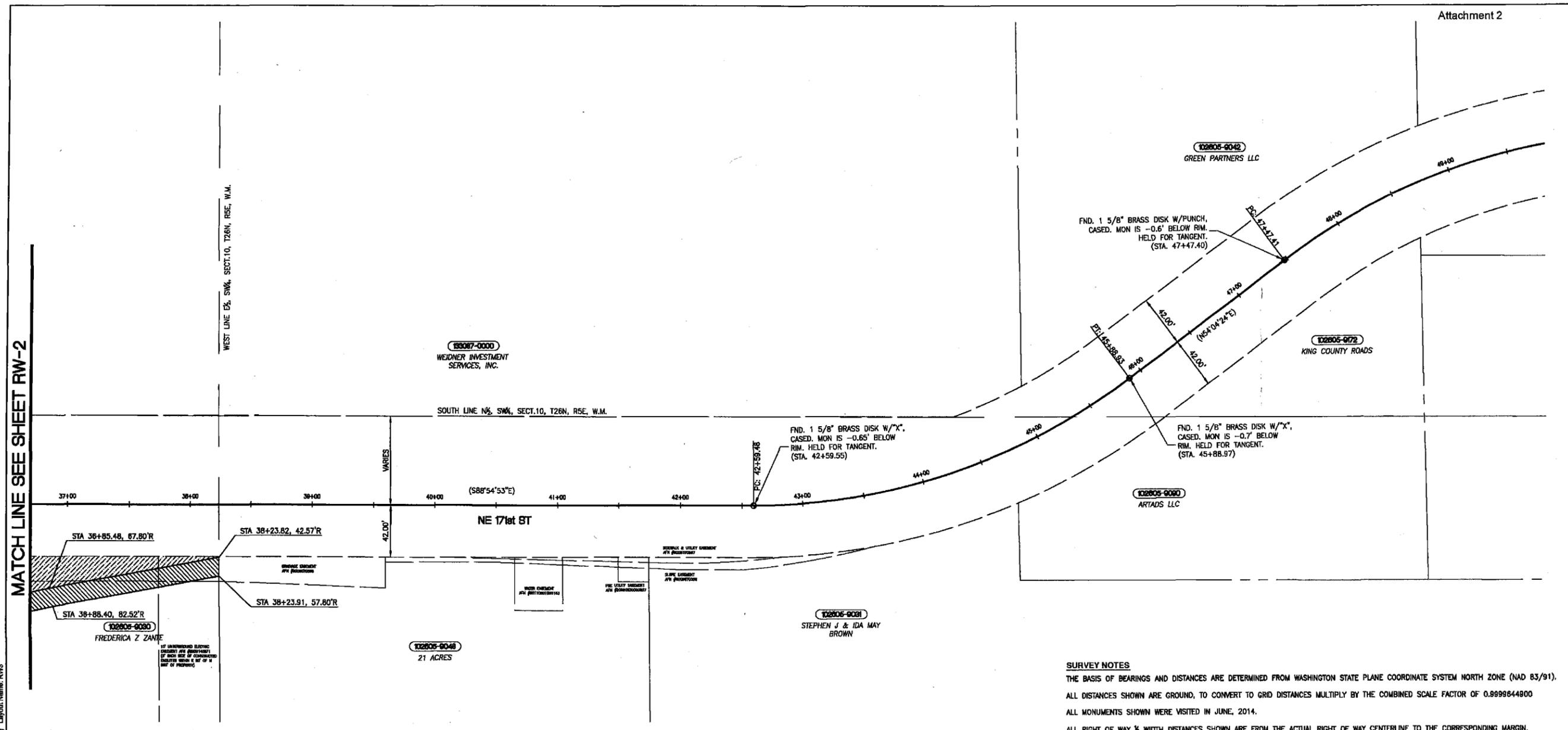
**CITY OF WOODINVILLE**  
 17301 133rd AVE NE  
 WOODINVILLE, WA 98072  
 PHONE: (425) 489-2700  
 FAX: (425) 489-2705

PROJECT INFORMATION  
**NE 171ST STREET URBAN PARKWAY**

SHEET TITLE:  
**RIGHT-OF-WAY PLANS**

DATE: NOV 2015	CHECKED BY: JFS
DESIGNED BY: KOK	PROJECT NO.: PWA-012
DRAWN BY: GSO	SCALE: 1" = 40'
SHEET 2 OF 3	DRAWING NO.: RW-2

Nov 06, 2015 - 1:11 pm kwinik K:\projects\32200\32200\Drawings\RW\Plan\32200\_PWA.rvt Layout Name: RW2

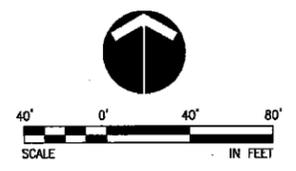


MATCH LINE SEE SHEET RW-2

Nov 06, 2015 - 1:12pm k:\proj\1032300\32650\Drawings\RW\Plan\1032300\_RWPPlan.dwg Layout Name: RW3

**SURVEY NOTES**  
 THE BASIS OF BEARINGS AND DISTANCES ARE DETERMINED FROM WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83/91).  
 ALL DISTANCES SHOWN ARE GROUND, TO CONVERT TO GRID DISTANCES MULTIPLY BY THE COMBINED SCALE FACTOR OF 0.9999844800  
 ALL MONUMENTS SHOWN WERE VISITED IN JUNE, 2014.  
 ALL RIGHT OF WAY 1/2 WIDTH DISTANCES SHOWN ARE FROM THE ACTUAL RIGHT OF WAY CENTERLINE TO THE CORRESPONDING MARGIN.

- LEGEND**
- ALIGNMENT CENTERLINE
  - SECTION LINE
  - QUARTER SECTION LINE
  - SIXTEENTH SECTION LINE
  - ROW CENTERLINE
  - ROW
  - ▨ PROPOSED TEMP. CONSTRUCTION ESMT.
  - ▨ PROPOSED ROW
  - ▨ PROPOSED STORM DRAINAGE EASEMENT
  - ▨ PROPOSED SLOPE EASEMENT



**OWNERSHIP TABLE**

KING COUNTY PARCEL NO.	PROJECT ID	PROPERTY OWNER	TOTAL AREA (SF) *	RIGHT-OF-WAY (SF)	PARCEL REMAINDER (SF)		TEMPORARY CONSTRUCTION EASEMENT (SF)	SLOPE EASEMENT (SF)
					LT.	RT		
102605-9030	5-9030	ZANTE, FREDERICA Z						

\* ALL TOTAL PARCEL AREAS FROM KING COUNTY DEPARTMENT OF ASSESSMENTS PROPERTY INFORMATION UNLESS NOTED OTHERWISE

**CALL BEFORE YOU DIG**  
 1-800-424-5555

PRELIMINARY NOT FOR CONSTRUCTION

 11241 Willows Road NE Suite 200 Redmond, Washington 98052 Phone: (425) 822-4446 FAX: (425) 827-8577 www.otak.com HammiGlobal Partner	P.E. STAMP BOX	<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> <th>CK</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	DATE	BY	CK						 <b>CITY OF WOODINVILLE</b> 17301 133rd AVE NE WOODINVILLE, WA 98072 PHONE: (425) 489-2700 FAX: (425) 489-2705	PROJECT INFORMATION <b>NE 171ST STREET URBAN PARKWAY</b>	SHEET TITLE: <b>RIGHT-OF-WAY PLANS</b>	DATE: NOV 2015	CHECKED BY: JFS
			NO.	REVISION	DATE	BY	CK										
DESIGNED BY: KCK	PROJECT NO.: PW14-012	DRAWN BY: GSD	SCALE: 1" = 40'	SHEET 3 OF 3	DRAWING NO.: RW-3												