

Return Address:
MacPherson Construction & Design
Attention: Dan Buchser
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Issaquah, WA 98029

WASHINGTON STATE RECORDER'S COVER SHEET
(ALL AREAS APPLICABLE TO YOUR DOCUMENT MUST BE FILLED IN) (RCW 65.04)

Document Title(s) (Or transactions contained therein): RECIPROCAL ACCESS AND UTILITY EASEMENT
Reference Number(s) of Documents assigned or released: N/A
Grantor(s): <i>Exactly as name(s) appear on document.</i> Cooperville LLC, a Washington limited liability company Roger Keith MacPherson, Trustee of the Roger MacPherson Sammamish Residential Trust u/a dated February 2, 2017 Nancy Cox MacPherson, Trustee of the Nancy MacPherson Sammamish Residential Trust u/a dated February 2, 2017 <input checked="" type="checkbox"/> Additional names on page <u>2</u> of document.
Grantee(s): <i>Exactly as name(s) appear on document.</i> Cooperville LLC, a Washington limited liability company Roger Keith MacPherson, Trustee of the Roger MacPherson Sammamish Residential Trust u/a dated February 2, 2017 Nancy Cox MacPherson, Trustee of the Nancy MacPherson Sammamish Residential Trust u/a dated February 2, 2017 <input checked="" type="checkbox"/> Additional names on page <u>2</u> of document.
Legal Description <i>abbreviated: i.e., lot, block, plat, or section, township, range.</i> TONJA ESTATES PCLS "A" AND "B" OF MERCER ISLAND LLR #SUB24-003 REC #20250207900001 SD LLR LOC IN LOTS 3-4 OF SD ADD; <input checked="" type="checkbox"/> Additional legal is on page <u>7</u> of document.
Assessor's Property Tax Parcel/Account Number 866140-0045-02; 866140-0040-07 <input type="checkbox"/> Assessor Tax # not yet assigned.

RECIPROCAL ACCESS AND UTILITY EASEMENT

THIS RECIPROCAL ACCESS AND UTILITY EASEMENT (“Easement”) is entered into by Cooperville LLC, a Washington limited liability company (“Cooperville”), the owner of Parcel A further described below, and Roger Keith MacPherson, Trustee of the Roger MacPherson Sammamish Residential Trust u/a dated February 2, 2017 and Nancy Cox MacPherson, Trustee of the Nancy MacPherson Sammamish Residential Trust u/a dated February 2, 2017 (collectively the “Trust”), the owners of Parcel B further described below, each party a “Grantor” and “Grantee” and collectively the Parties.

RECITALS

A. Cooperville owns the real property legally described in **Exhibit A** (“Parcel A”).

B. The Trust owns the real property legally described in **Exhibit B** (“Parcel B”).

C. In connection with the further development of Parcel A and Parcel B, the Parties desire to grant to each other reciprocal access and utility easements as further described below. The Parties expect that Parcel B will be subdivided into two (2) lots and they desire that this Easement continue to benefit and burden any lots created after recording this Easement.

NOW THEREFORE, in consideration of the foregoing and the covenants set forth herein, and in consideration of the mutual benefits accruing, the receipt and sufficiency of which are acknowledged, the Parties agree:

1. **Grant of Access Easement.** Cooperville and the Trust hereby grant to each other, their successors and assigns, perpetual, non-exclusive easements over, across, and upon those portions of Parcel A and Parcel B described and depicted in **Exhibit C** (the “Access Easement Area”) for vehicular and pedestrian ingress, egress, and related uses customarily incidental thereto.
2. **Grant of Utility Easement.** Cooperville and the Trust hereby grant to each other, their successors and assigns, perpetual, non-exclusive easements over, under, across, and through those portions of Parcel A and Parcel B described and depicted in **Exhibit D** (the “Utility Easement Area”) for the installation, maintenance, repair, replacement, and use of utility facilities, including but not limited to water, sewer, stormwater, power, gas, communications, and related appurtenances (“Utilities”).
3. **Maintenance of the Access Easement Area.** The owners of Parcel A and Parcel B shall share equally in the reasonable costs of maintaining, repairing, and replacing the Access Easement Area (excluding the gate and controls, addressed below), including snow removal, grading, resurfacing, and other work necessary to keep it in safe and passable condition, unless otherwise agreed in writing. If either owner fails to perform required maintenance after reasonable notice, the other may perform this work and recover the non-performing owner’s share of costs plus interest at twelve percent (12%) per annum and reasonable attorney’s fees and costs if suit is necessary to recover the unpaid share of costs.

4. Obstructions. No structures, landscaping, vehicles, or other obstructions shall be placed within the Access Easement Area that unreasonably interfere with the easement rights granted herein.
5. Gate and Access Control. If a gate, keypad, or other access control device exists now or is later installed within the Access Easement Area:
 - a. Control. The owner of Parcel B shall have the right to control operation, programming, and security protocols for any such gate or access control device, including issuance of codes or keys, provided that access for the owner of Parcel A, their guests, invitees, contractors, utility providers, and emergency responders shall not be unreasonably withheld or delayed.
 - b. Shared Costs. All costs of maintenance, repair, replacement, and operation of the gate, keypad, and related controls, including electrical service if applicable, shall be shared equally by the owners of Parcel A and Parcel B, unless otherwise agreed in writing.
 - c. Access Assurance. Parcel B owner shall provide Parcel A owner the current code, key, or other means of access, and shall ensure immediate access for emergency services and utility providers.
6. Construction and Maintenance of Utility Easement Area. Any owner installing or maintaining Utilities shall promptly restore disturbed surfaces and improvements to their pre-existing condition, reasonable wear excepted. Costs for shared utility installation, maintenance, repair, or replacement shall be shared proportionally to the benefit received, unless otherwise agreed in writing. The utility easement includes the right of reasonable ingress and egress to the Utility Easement Area for purposes consistent with this grant.
7. Use of Easement Area. Each Grantor retains the right to use the portions of Access Easement Area and Utility Easement Area on its property for any purpose not inconsistent or interfering with the easement rights granted to the other owner.
8. Binding Effect. The covenants contained within this Easement are not personal, but shall run with the land and shall be binding upon and inure to the benefits of the Parties hereto and their respective heirs, successors in interest, and assigns, and be recorded with the King County Recorder's Office.
9. Appurtenant Easement. The covenants contained within this Easement are granted to benefit each of the stated parcels, and are easements appurtenant thereto. The benefits and burdens of the Easements granted shall continue notwithstanding the further subdivision of Parcel A or Parcel B.
10. No Merger. It is Parties' intent that the rights and obligations under this Easement not merge because the members of Cooperville and the trustees of the Trust are the same. The

Parties may convey one or both parcels to third parties and intend this Easement continue to run with and bind each parcel as further set forth herein.

11. Attorney's Fees. If either party sues the other to enforce the provisions of this Easement or to redress any breach thereof, the prevailing party in this action shall be entitled to recover its reasonable costs and reasonable attorney's fees incurred in this action from the non-prevailing party, in addition to any other relief to which the prevailing party may be entitled.
12. Counterparts. This instrument may be executed in any number of counterparts, each which shall be an original, but which taken together shall be the same instrument.
13. Miscellaneous. This Easement is the entire agreement between the parties concerning its subject matter and supersedes any previous agreements or negotiations. This Easement may only be amended in writing, signed by both parties. Any disputes regarding this Easement shall be governed by the laws of the State of Washington and venue shall be properly in King County Superior Court. Each Party covenants it is the lawful owner of Parcel A and Parcel B and have authority to declare such easements.

[Signatures on following page]

Dated this 11th day of September, 2025.

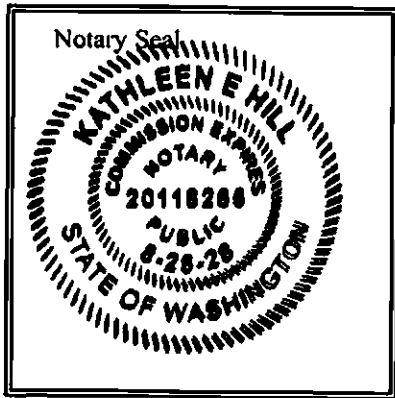
Cooperville LLC


Roger MacPherson, Managing Member

STATE OF WASHINGTON)
) §
COUNTY OF KING)

Before me, the undersigned Notary Public in and for the State of Washington, duly commissioned, personally appeared **Roger MacPherson** as Managing Member of Cooperville LLC, a Washington limited liability company, and acknowledged to me that he signed the same as the free and voluntary act of the company for the uses and purposes therein mentioned.

Dated this 11th day of September, 2025.



Notary Signature: Kathleen E. Hill
Printed Name: Kathleen E. Hill
Notary Public in the State of: Washington
Residing in: North Bend
My Commission Expires: 8/28/2028

Roger MacPherson Sammamish Residential Trust u/a dated February 2, 2017

Roger Keith MacPherson Trustee
By: Roger Keith MacPherson, Trustee

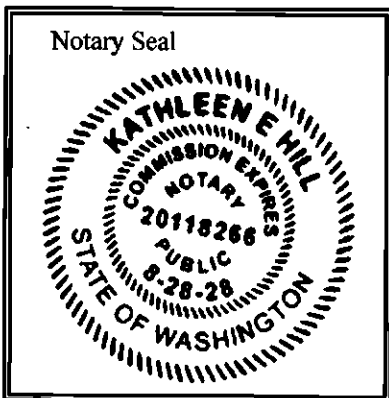
Nancy MacPherson Sammamish Residential Trust u/a dated February 2, 2017

Nancy Cox MacPherson Trustee
By: Nancy Cox MacPherson, Trustee

STATE OF WASHINGTON)
) §
COUNTY OF KING)

Before me, the undersigned Notary Public in and for the State of Washington, duly commissioned, personally appeared **Roger Keith MacPherson**, Trustee of the Roger MacPherson Sammamish Residential Trust u/a dated February 2, 2017 and **Nancy Cox MacPherson**, Trustee of Nancy MacPherson Sammamish Residential Trust u/a dated February 2, 2017, and acknowledged to me that they signed the same as the free and voluntary act of the trusts for the uses and purposes therein mentioned.

Dated this 11th day of September, 2025.



Notary Signature: *Kathleen E. Hill*
Printed Name: Kathleen E. Hill
Notary Public in the State of: Washington
Residing in: North Bend
My Commission Expires: 8/28/2028

Exhibit A

LOT 4, TONJA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 77 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID LOT 4 LYING WESTERLY AND NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF SAID PLAT;
THENCE NORTH 88°50'55" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 32.05 FEET;
THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 65°24'45" EAST A DISTANCE OF 56.00 FEET TO THE CORNER COMMON TO LOTS 3 AND 4;
THENCE SOUTH 22°26'49" EAST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 23.56 FEET;
THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 73°10'02" EAST A DISTANCE OF 119.89 FEET TO THE BEGINNING OF SAID LINE;
THENCE NORTH 08°26'14" EAST A DISTANCE OF 85.70 FEET;
THENCE SOUTH 81°33'46" EAST A DISTANCE OF 182.15 FEET;
THENCE SOUTH 72°03'47" EAST A DISTANCE OF 81.24 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE WASHINGTON;
THENCE SOUTH 88°24'56" EAST TO THE EASTERLY LIMIT OF SECOND CLASS SHORELANDS ADJOINING AND THE TERMINUS OF SAID LINE.

TOGETHER WITH AN UNDIVIDED 1/2 INTEREST IN TRACT A OF SAID PLAT;

(ALSO KNOWN AS NEW PARCEL A, CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB24-003, RECORDED UNDER RECORDING NUMBER 20250207900001, IN KING COUNTY, WASHINGTON.)

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Exhibit B

LOTS 3 AND 4, TONJA ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 77 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF SAID LOT 3, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3;
THENCE SOUTH 01°35'04" WEST ALONG THE EASTERLY LINE OF LOT 3 A DISTANCE OF 75.31 FEET;
THENCE NORTH 10°03'02" WEST A DISTANCE OF 74.73 FEET;
THENCE NORTH 76°21'57" WEST A DISTANCE OF 10.15 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 3;
THENCE SOUTH 88°24'56" EAST ALONG SAID NORTH LINE 25.00 FEET TO THE POINT OF BEGINNING, AND THE END OF THIS EXCEPTION;

ALSO EXCEPT THAT PORTION OF SAID LOT 4 LYING EASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF SAID PLAT;
THENCE NORTH 88°50'55" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 32.05 FEET;
THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 65°24'45" EAST A DISTANCE OF 56.00 FEET TO THE CORNER COMMON TO LOTS 3 AND 4;
THENCE SOUTH 22°26'49" EAST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 23.56 FEET;
THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 73°10'02" EAST A DISTANCE OF 119.89 FEET TO THE BEGINNING OF SAID LINE;
THENCE NORTH 08°26'14" EAST A DISTANCE OF 85.70 FEET;
THENCE SOUTH 81°33'46" EAST A DISTANCE OF 182.15 FEET;
THENCE SOUTH 72°03'47" EAST A DISTANCE OF 81.24 FEET, MORE OR LESS, TO THE SHORELINE OF LAKE WASHINGTON;
THENCE SOUTH 88°24'56" EAST TO THE EASTERLY LIMIT OF SECOND CLASS SHORELANDS ADJOINING AND THE TERMINUS OF SAID LINE.

TOGETHER WITH AN UNDIVIDED 1/7TH INTEREST IN LOT 1 OF SAID PLAT; AND

TOGETHER WITH AN UNDIVIDED 1/2 INTEREST IN TRACT A OF SAID PLAT;

(ALSO KNOWN AS NEW PARCEL B, CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB24-003, RECORDED UNDER RECORDING NUMBER 20250207900001, IN KING COUNTY, WASHINGTON.)

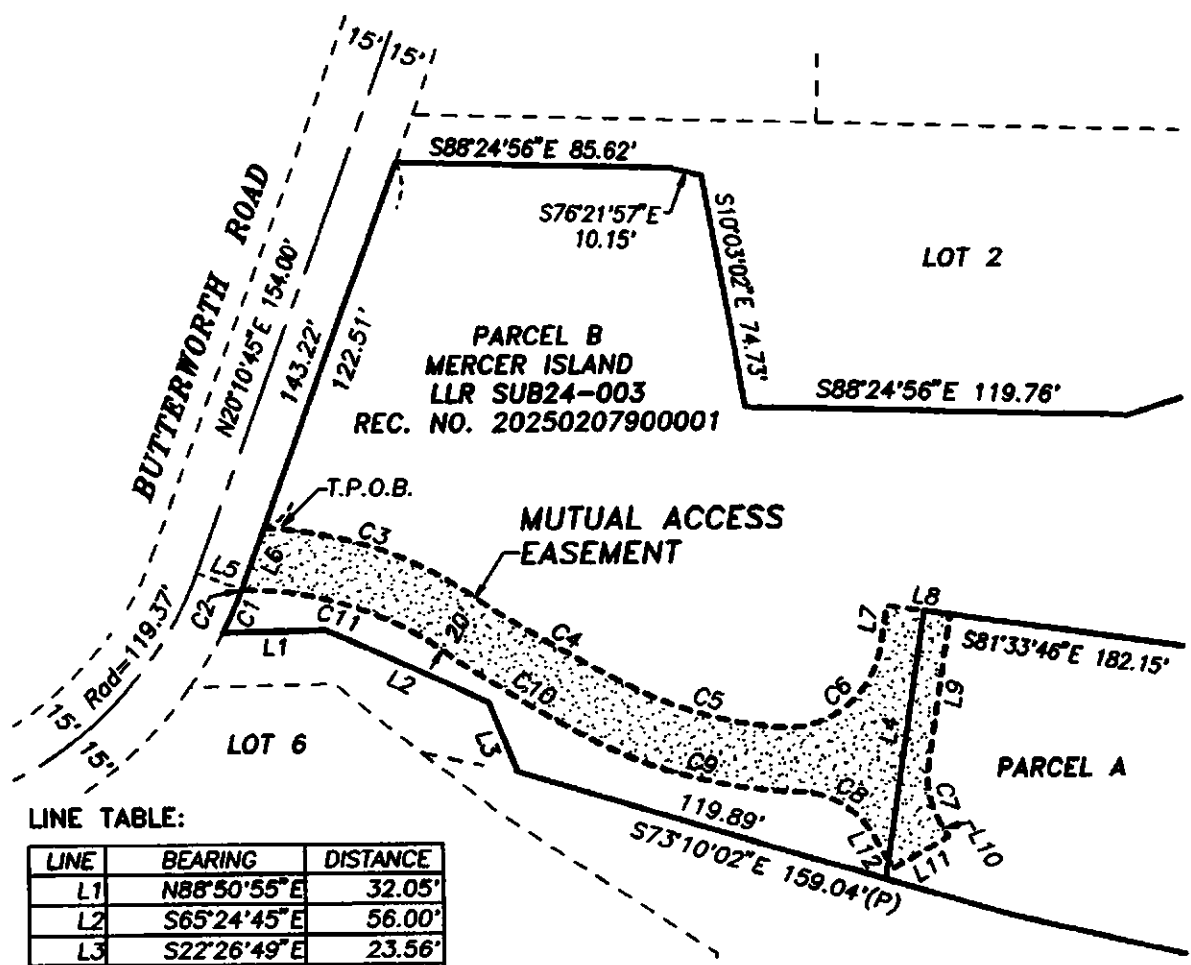
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Exhibit C - Easement Area Description

A MUTUAL ACCESS EASEMENT LYING OVER, UNDER AND ACROSS THOSE PORTIONS OF NEW PARCELS A AND B, CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB24-003, RECORDED UNDER RECORDING NUMBER 20250207900001, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL B;
THENCE SOUTH 20°10'45" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 122.51 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT, SAID POINT BEING A POINT OF CUSP ON A CURVE TO THE RIGHT;
THENCE ALONG SAID CURVE, THE RADIUS OF WHICH BEARS SOUTH 02°28'05" WEST A DISTANCE OF 123.05 FEET, EASTERLY AND SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 35°35'10", A DISTANCE OF 76.42 FEET TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 33°18'11" EAST;
THENCE SOUTHEASTERLY A DISTANCE OF 48.81 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 500.59 FEET AND A CENTRAL ANGLE OF 5°35'11" TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 26°46'51" EAST;
THENCE SOUTHEASTERLY AND EASTERLY A DISTANCE OF 49.78 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 131.65 FEET AND A CENTRAL ANGLE OF 21°39'47" TO A POINT OF COMPOUND CURVATURE;
THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY A DISTANCE OF 45.43 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 86°45'37";
THENCE NORTH 08°21'27" EAST TANGENT TO SAID CURVE A DISTANCE OF 12.91 FEET;
THENCE SOUTH 81°33'46" EAST A DISTANCE OF 20.00 FEET;
THENCE SOUTH 08°21'27" WEST A DISTANCE OF 48.17 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE;
THENCE SOUTHERLY AND SOUTHEASTERLY A DISTANCE OF 18.87 FEET ALONG THE CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 28.00 FEET AND A CENTRAL ANGLE OF 38°37'14";
THENCE SOUTH 30°15'47" EAST TANGENT TO SAID CURVE A DISTANCE OF 4.86 FEET;
THENCE SOUTH 59°44'13" WEST A DISTANCE OF 20.00 FEET;
THENCE NORTH 30°15'47" WEST A DISTANCE OF 12.10 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE;
THENCE NORTHWESTERLY AND WESTERLY A DISTANCE OF 28.21 FEET ALONG THE CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 28.00 FEET AND A CENTRAL ANGLE OF 57°43'23" TO A POINT OF REVERSE CURVATURE;
THENCE WESTERLY AND NORTHWESTERLY A DISTANCE OF 65.72 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 151.65 FEET AND A CENTRAL ANGLE OF 24°49'49" TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 27°41'57" EAST;
THENCE NORTHWESTERLY A DISTANCE OF 51.79 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 520.59 FEET AND A CENTRAL ANGLE OF 5°42'01" TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS SOUTH 38°29'26" WEST;
THENCE NORTHWESTERLY AND WESTERLY A DISTANCE OF 71.24 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 103.05 FEET AND A CENTRAL ANGLE OF 39°36'45" TO A POINT OF CUSP ON A CURVE, FROM WHICH THE RADIUS POINT BEARS NORTH 69°36'37" WEST;
THENCE NORTHERLY A DISTANCE OF 0.49 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 134.37 FEET AND A CENTRAL ANGLE OF 0°12'38";
THENCE NORTH 20°10'45" EAST TANGENT TO SAID CURVE A DISTANCE OF 20.71 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT C
EASEMENT AREA DEPICTION



LINE TABLE:

LINE	BEARING	DISTANCE
L1	N88°50'55"E	32.05'
L2	S65°24'45"E	56.00'
L3	S22°26'49"E	23.56'
L4	N08°26'14"E	85.70'
L5	S69°49'15"E	15.00'
L6	N20°10'45"E	20.71'
L7	N08°21'27"E	12.91'
L8	N81°33'46"W	20.00'
L9	S08°21'27"W	48.17'
L10	S30°15'47"E	4.86'
L11	S59°44'13"W	20.00'
L12	N30°15'47"W	12.10'

CURVE TABLE:

LINE	ARC	RADIUS	DELTA
C1	15.30°	134.37'	6°31'22"
C2	0.49°	134.37'	0°12'38"
C3	76.42°	123.05'	35°35'10"
C4	48.81°	500.59'	5°35'11"
C5	49.78°	131.65'	21°39'47"
C6	45.43°	30.00'	86°45'37"
C7	18.87°	28.00'	38°37'14"
C8	28.21°	28.00'	57°43'23"
C9	65.72°	151.65'	24°49'49"
C10	51.79°	520.59'	5°42'01"
C11	71.24°	103.05'	39°36'45"



SCALE: 1"=60'

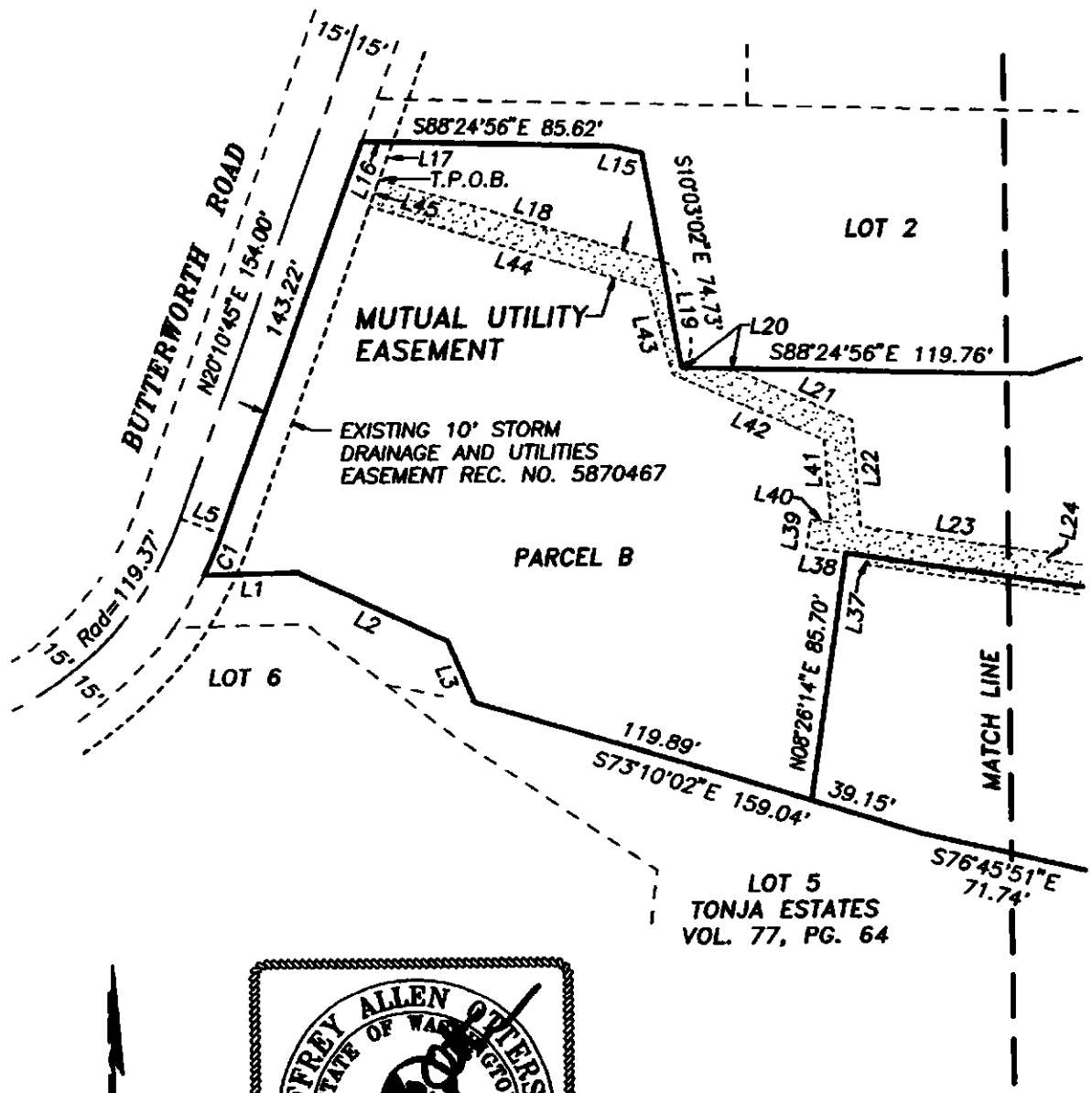


Exhibit D - Easement Area Description

A MUTUAL UTILITY EASEMENT LYING OVER, UNDER AND ACROSS THOSE PORTIONS OF NEW PARCELS A AND B, CITY OF MERCER ISLAND LOT LINE REVISION NO. SUB24-003, RECORDED UNDER RECORDING NUMBER 20250207900001, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL B;
THENCE SOUTH 88°24'56" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 10.55 FEET TO THE SOUTHEASTERLY LINE OF A STORM DRAINAGE AND UTILITIES EASEMENT, HAVING 10 FEET OF WIDTH, RECORDED UNDER RECORDING NUMBER 5870467;
THENCE SOUTH 20°10'45" WEST ALONG SAID SOUTHEASTERLY LINE A DISTANCE OF 13.92 FEET TO THE TRUE POINT OF BEGINNING OF SAID MUTUAL UTILITY EASEMENT;
THENCE SOUTH 73°25'26" EAST A DISTANCE OF 100.49 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL B;
THENCE SOUTH 10°03'02" EAST ALONG SAID LINE A DISTANCE OF 36.88 FEET;
THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 88°24'56" EAST A DISTANCE OF 16.92 FEET;
THENCE SOUTH 65°48'31" EAST A DISTANCE OF 44.80 FEET;
THENCE SOUTH 04°04'12" EAST A DISTANCE OF 36.75 FEET;
THENCE SOUTH 81°37'22" EAST A DISTANCE OF 64.84 FEET;
THENCE SOUTH 08°23'00" WEST A DISTANCE OF 2.50 FEET;
THENCE SOUTH 81°37'00" EAST A DISTANCE OF 116.15 FEET;
THENCE NORTH 56°41'16" EAST A DISTANCE OF 86.60 FEET;
THENCE SOUTH 88°37'53" EAST A DISTANCE OF 10.22 FEET TO THE EASTERLY LINE OF SAID PARCEL B AS SHOWN ON SAID LOT LINE REVISION;
THENCE SOUTH 03°22'47" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 10.01 FEET;
THENCE NORTH 88°37'53" WEST A DISTANCE OF 6.74 FEET;
THENCE SOUTH 56°41'16" WEST A DISTANCE OF 79.38 FEET;
THENCE SOUTH 08°09'47" WEST A DISTANCE OF 7.65 FEET;
THENCE SOUTH 81°50'13" EAST A DISTANCE OF 69.27 FEET TO THE EASTERLY LINE OF SAID PARCEL B;
THENCE SOUTH 17°56'13" WEST ALONG THE EASTERLY LINES OF PARCELS A AND B A DISTANCE OF 10.15 FEET;
THENCE NORTH 81°50'13" WEST A DISTANCE OF 77.55 FEET;
THENCE NORTH 08°09'47" EAST A DISTANCE OF 12.42 FEET;
THENCE NORTH 81°38'17" WEST A DISTANCE OF 176.24 FEET;
THENCE NORTH 08°21'27" EAST A DISTANCE OF 2.91 FEET TO THE LINE COMMON TO PARCELS A AND B;
THENCE NORTH 81°33'46" WEST A DISTANCE OF 21.70 FEET;
THENCE NORTH 08°23'07" EAST A DISTANCE OF 9.63 FEET;
THENCE SOUTH 81°37'22" EAST A DISTANCE OF 6.97 FEET;
THENCE NORTH 04°04'12" WEST A DISTANCE OF 28.57 FEET;
THENCE NORTH 65°48'31" WEST A DISTANCE OF 56.31 FEET;
THENCE NORTH 15°00'13" WEST A DISTANCE OF 30.74 FEET;
THENCE NORTH 73°25'26" WEST A DISTANCE OF 99.24 FEET TO THE SOUTHEASTERLY LINE OF SAID EXISTING STORM DRAINAGE AND UTILITIES EASEMENT;
THENCE NORTH 20°10'45" EAST A DISTANCE OF 10.02 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT D
EASEMENT AREA DEPICTION
(PG. 1 OF 3)



SCALE: 1"=60'

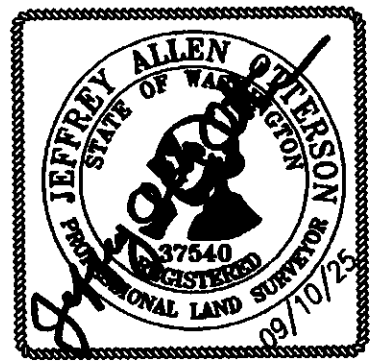
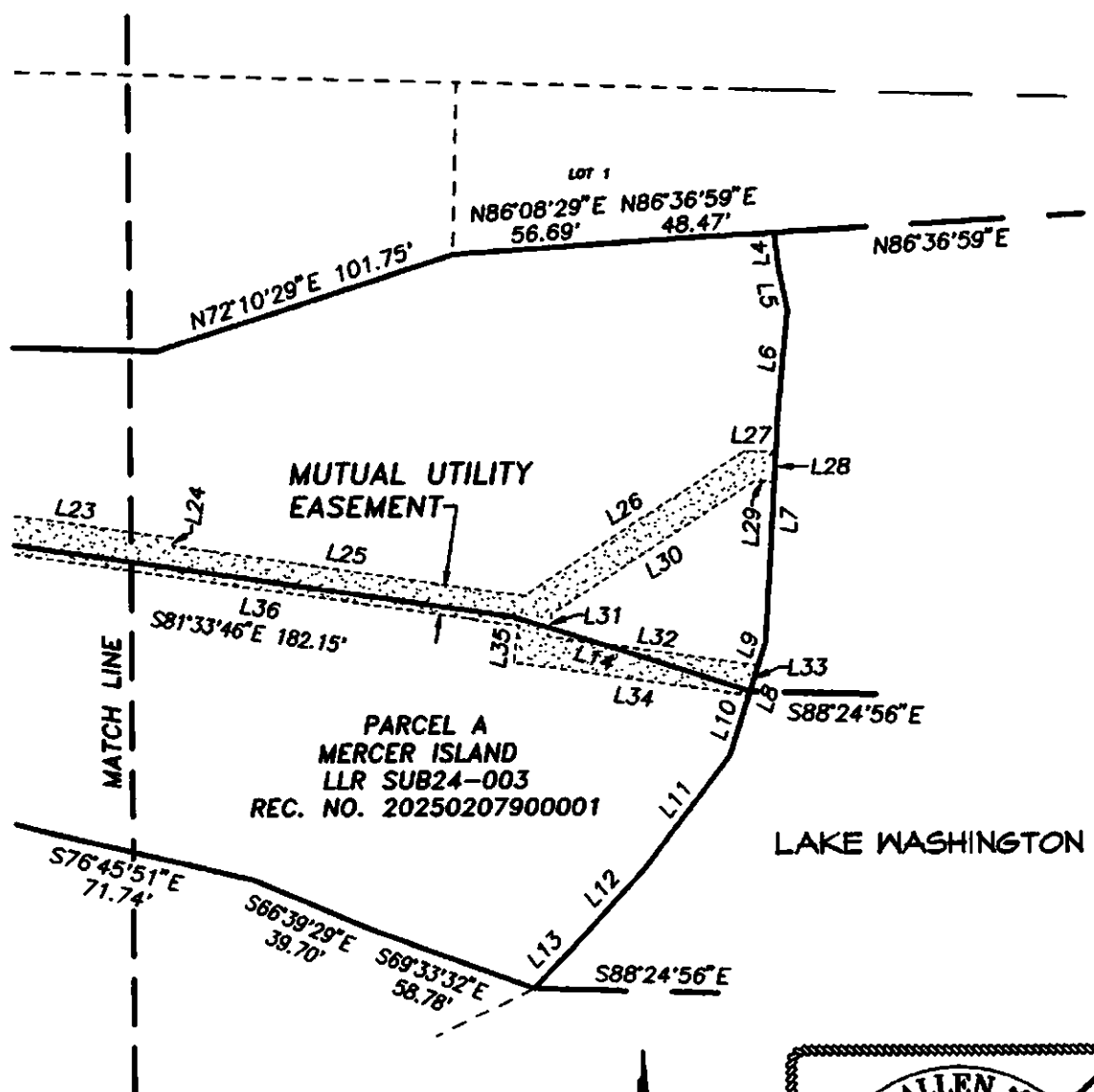


EXHIBIT D
EASEMENT AREA DEPICTION
(PG. 2 OF 3)



SCALE: 1"=60'

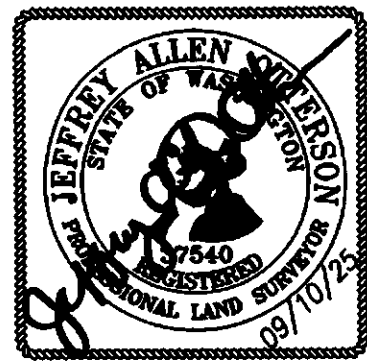


EXHIBIT D
EASEMENT AREA DEPICTION
 (PG. 3 OF 3)

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N88°50'55"E	32.05'
L2	S65°24'45"E	56.00'
L3	S22°26'49"E	23.56'
L4	S06°59'30"E	11.71'
L5	S11°29'13"E	13.94'
L6	S05°36'06"W	34.16'
L7	S03°22'47"W	75.66'
L8	N17°56'13"E	38.25'
L9	N17°56'13"E	16.75'
L10	S17°56'13"W	21.50'
L11	S37°13'10"W	46.57'
L12	S42°02'47"W	30.82'
L13	S43°29'47"W	22.92'
L14	S72°03'47"E	81.24'
L15	S76°21'57"E	10.15'
L16	S88°24'56"E	10.55'
L17	S20°10'45"W	13.92'
L18	S73°25'26"E	100.49'
L19	S10°03'02"E	36.88'
L20	S88°24'56"E	16.92'
L21	S65°48'31"E	44.80'
L22	S04°04'12"E	36.75'
L23	S81°37'22"E	64.84'
L24	S08°23'00"W	2.50'
L25	S81°37'00"E	116.15'
L26	N56°41'16"E	86.60'
L27	S88°37'53"E	10.22'
L28	S03°22'47"W	10.01'
L29	N88°37'53"W	6.74'
L30	S56°41'16"W	79.38'
L31	S08°09'47"W	7.65'
L32	S81°50'13"E	69.27'
L33	S17°56'13"W	10.15'
L34	N81°50'13"W	77.55'
L35	N08°09'47"E	12.42'
L36	N81°38'17"W	176.24'
L37	N08°21'27"E	2.91'
L38	N81°33'46"W	21.70'
L39	N08°23'07"E	9.63'
L40	S81°37'22"E	6.97'
L41	N04°04'12"W	28.57'
L42	N65°48'31"W	56.31'
L43	N15°00'13"W	30.74'
L44	N73°25'26"W	99.24'
L45	N20°10'45"E	10.02'

CURVE TABLE:

LINE	ARC	RADIUS	DELTA
C1	15.30'	134.37'	6°31'22"

